City of Hutto

Agenda

Special Called Planning and Zoning Commission
Monday, April 20, 2026 at 7:00 PM
Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 3 business days prior to the scheduled date 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 April 20, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.
4. **AGENDA ITEMS**

   4.1. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment

   4.2. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Revision
5. **DEVELOPMENT SERVICES DIRECTOR REPORT**
6. **ADJOURNMENT**
7. **CERTIFICATION**

   I certify that this notice of the April 20,2026 Special Called 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 April 14,2026 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 CitySecretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT
4.1.

To:	Planning and Zoning Commission
Subject:	Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment
Meeting:	Monday, April 20, 2026
Department:	Development Services
Staff Contact:	Howard Koontz

BACKGROUND INFORMATION:

The Hutto Soar 2040 Comprehensive Plan Future Land Use Map (FLUM), was revised and adopted by the City Council in December 2022. The Comprehensive Plan is a general guide for Hutto's growth and development and includes policy statements and objectives for the future as determined by a months-long public input process. Currently, the future land use map indicates the subject property as Multi-Family (MF).

"MF" is described in the Hutto Soar 2040 Comprehensive Plan: "Multifamily primarily supports a mix of housing options that may consist of one or more of the following housing types: from attached single family homes to large multifamily, but includes residential uses only. The Multifamily areas noted in the FLUM are intended to be used for existing apartment complexes and multifamily areas only, as in the future, multifamily would be better integrated in the 'Activity Center' categories. This use can serve as an appropriate transition from non-residential and mixed-use areas to the lower density neighborhoods."

SUMMARY OF REQUEST:

The applicant seeks to remove the Multi-family designation from this parcel and instead apply Heavy Industrial to allow for a rezoning of the parcel to a new PUD designation for a proposed data center.

STAFF REVIEW:

The Comprehensive Plan spells out a list of criteria by which an application like this should be evaluated:

The proposed future land use is consistent with and will not conflict with the goals of the community, neighborhood and other applicable land use and development plans. The proposed future land use conflicts with the goals of the community — it rescinds the current entitlements that more accurately align with the metrics outlined in Hutto Soar 2040.

The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map. The property is directly adjacent to one single-family home subdivision , to the east, and indirectly adjacent to another single-family home subdivision, to the west across Ed Schmidt Boulevard. The southern and northern boundaries are currently

undeveloped, but the future land use map calls for residential and general commercial uses on those sites. Parcels assigned "Employment Center" allow for heavy industrial uses, and would be preferable sites for a use such as this. The nature of this proposed use, being so far removed from similar, complimentary uses yet located so close to several future land use designations which are incongruent with heavy industry, contributes to this action affording the opportunity for spot zoning.

There is enough physical and social infrastructure to serve the proposed future land use. The property is physically large enough to serve the proposed land use; in fact, the supplied concept site plan looks far underdeveloped from a density standpoint. But the removal of roadway corridors and remote location of the structure in the middle of the lot also removes the social connection of the use to the surrounding area.

The site and its conditions are suited for and appropriate to the proposed future land use. The site is flat and absent of trees. Current adjacent land uses notwithstanding, it is nearly the ideal greenfield development plot for most any use; however, the existence of the residential subdivisions to the east and west, and the expectation for community -focused retail to the north and south make this future land use designation undesirable.

The proposed land use does not threaten the health, safety or welfare of the public. Not all aspects of health, safety and welfare can be determined from this specific request; that stated, the potential for undesirable side effects of heavy industry include blockage of natural light on adjacent properties from buildings of dissimilar bulk, light intrusion onto neighboring residential uses which aren't operated overnight like commercial uses are, and indeterminate noise and other effluent from the operations consistent with heavy industry uses.

The proposed future land use does not create a public nuisance or have an adverse impact on surrounding properties or the natural environment. The Heavy Industrial land use can create nuisances on neighboring properties of dissimilar, lower-intensity land uses. However, the actual establishment of the structure and its site design play a heavy role in that determination.

The proposed future land use does not threaten scenic, natural, or historic resources. Staff is not aware of any scenic, natural, or historic resources on this parcel.

The proposed future land use addresses a community need. This location is better suited for other needs due to its proximity to existing residential and commercial.

The proposed future land use corrects a clerical or administrative error on the future land use map. No such error has been determined.

The proposed future land use results in a logical and orderly development pattern. Assigning this parcel as Heavy Industry would not result in a use that logically follows the emergent and existing development pattern along these sections of Ed Schmidt Boulevard and Limmer Loop. Such an assignment would be better suited to parcels elsewhere in the city more harmonious with the

allowable uses in Heavy Industry.

The proposed land use is not merely intended to confer a benefit to the property owner. All the beneficiaries of this proposed action cannot be determined.

The site is a legal building lot. It is.

Staff recommends denial of this request, as the resultant land use designation would be Incongruent with the existing, stable, single-family subdivisions to the east and west, as well as dissimilar to the future land use designations for the vacant properties to the north and south.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. FLUM Ammendment Submittal
2. Alcaraz-OBJECT
3. Benson-OBJECT
4. Berkley-OBJECT
5. Booth-OBJECT
6. Bray-OBJECT
7. Brinkley-OBJECT
8. Brouwer-OBJECT
9. Brugnone(1)-OBJECT
10. Brugnone(2)-OBJECT
11. Caballero-OBJECT
12. Cavanaugh-OBJECT
13. Chatterjee-OBJECT
14. Crawford-OBJECT
15. Crouch-OBJECT
16. Daljit-OBJECT
17. Detiveaux-OBJECT
18. Dobyns-CONCERNS
19. Doucet-OBJECT
20. EF_HOA-OBJECT
21. Eller-OBJECT
22. Fox-OBJECT
23. Francis-OBJECT
24. Freeman-OBJECT
25. Froehlich - OBJECT

26. Gamboa-OBJECT
27. Gates-OBJECT
28. Gonzalez-OBJECT
29. Gordon-FAVOR
30. Grewal-OBJECT
31. Hammond-OBJECT
32. Hanson-OBJECT
33. Howell-OBJECT
34. Hutchins-OBJECT
35. Ingrassia-Object
36. Juarez-OBJECT
37. Klos-OBJECT
38. Law-OBJECT
39. Long-OBJECT
40. Love-OBJECT
41. Lynne-OBJECT
42. Lyons-OBJECT
43. Magana-OBJECT
44. Mahlmann-FAVOR
45. Mahoney-OBJECT
46. Maldonado-OBJECT
47. Marcos-OBJECT
48. Markiewicz-OBJECT
49. Martin-OBJECT
50. Moreno-OBJECT
51. Nelson-OBJECT
52. Anguiano-OBJECT
53. Blumhagen-OBJECT
54. Booth - OBJECT - Provided at meeting.
55. Cabay-OBJECT
56. Choi-OBJECT
57. Cloud-OBJECT
58. Cooper-OBJECT
59. Dimanochie-OBJECT
60. Falcao-OBJECT
61. Faught-OBJECT
62. Flanagan-OBJECT
63. Gonzalez-OBJECT
64. Hubbard-OBJECT
65. Jantz-OBJECT
66. Kanz-OBJECT
67. Khadka-OBJECT
68. Langford-OBJECT

69. Lee-OBJECT
70. Long-OBJECT
71. LYONS - OBJECT 2
72. Lyons-QUESTIONS
73. Markiewicz-OBJECT
74. Miller(1)-OBJECT
75. Miller(2)-CONCERNS
76. OConnell-OBJECT
77. Oldam - FIRE REPORT
78. Power-OBJECT
79. Ray-OBJECT
80. Robinson-COMMENT
81. Smith-OBJECT
82. Tasto-FAVOR
83. Thompson-OBJECT
84. Urban-CONCERNS
85. Willis-OBJECT
86. Wisian-OBJECT
87. Ynfante-OBJECT
88. Zayas-Rosario-OBJECT

FUTURE LAND USE MAP AMENDMENT REQUEST

About Future Land Use Map Amendments

The Hutto Soar 2040 Comprehensive Plan Future Land Use Map (FLUM), was revised and adopted by the City Council in December 2022. The Comprehensive Plan is a general guide for Hutto's growth and development and including policy statements and objectives for the future. Each FLUM Amendment Request will be evaluated by both Planning and Zoning Commission and the City Council on its own merits. It is the responsibility of the property owner or applicant to provide evidence that the proposed FLUM amendment supports community goals and objectives as set forth within the 2040 Comprehensive Plan.

The adopted Unified Development Code provides that amendments to the FLUM should be reviewed for a minimum of twelve criteria, including an analysis of immediate infrastructure needs, as well as consideration for long-term effects of any proposed amendment. Hutto's City Council will consider each proposed FLUM Amendment Request carefully to determine whether it is consistent with the Comprehensive Plan's goals and policies, and whether it willbe beneficial for Hutto's long-term economic health and in compliance with best practices in land use. After acceptance of a FLUM Amendment Request by the City Council, the applicant may proceed through the zoning process.

FUTURE LAND USE MAP AMENDMENT REQUEST

Project Name: Zydeco Hutto

Proposed Amendment: From: Multi-Family To: Heavy Industrial

Project Location/Address: 450 Ed Schmidt Blvd.

Project Legal Description: 40.762 ac in the Nathaniel Edwards Sur, ABS 225

1) Proof of property ownership. Copy of deed or other documentation establishing ownership by and individual or entity. If owned by an entity, including a partnership, documentation that the person signing the Owner's Acknowledgment has the authority to do so.
2) An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUM designation and the designation of surrounding properties. The map should incorporate the Mobility Master Plan roadways and any identified pedestrian connections and/or trail systems.
3) Letter of Request. A Letter of Request from the owner/applicant outlining the justification for theproposed FLUM amendment. The Letter shall include:
   a) Project justification based on the twelve criteria found in 10.203.12.3 of Hutto's Unified Development Code, as amended, as well as the following points:
      i) How the proposed change will enhance the site and the surrounding area;
      ii) Will the proposed amendment benefit the City as a whole? Will the proposed amendment enhance economic development within the City?
      iii) Whether the necessary infrastructure is already in place or how this will be provided and the funding request (cost share with the city, special district creation, etc.);
      iv) How the proposed change reflects the vision and goals as identified in the 2040 Comprehensive Plan;
      v) How the subject property is compliant with surrounding land uses and zoning;
      vi) How the proposed land use impacts adjacent areas – whether the proposed land use impactsexisting areas and the uses shown on the Future Land Use Map;
      vii) Whether uses adjacent to the proposed land use are similar in nature in terms of appearance,hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar,how compatibility will be addressed;
      viii) How the proposed land use is a better benefit to the public health, safety and welfareof the community than the current designation of future land use; and
      ix) How the proposed land use contributes to the City's long-term economic well-being. Provide an updated mix of the land use breakdown for the city with the request outlining which development sector of the city will have the increase (commercial, business park/employment, industrial, or residential).
4) Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the 2040 Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
5) Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residentialor residential dwelling units, parkland etc.
6) Identification of unique characteristics of the area that supports the proposed land use and anyadditional maps or other information from the applicant to support the proposed Amendment.
7) Completed Owner's Acknowledgement and Master Application.

Thrower Design LLC
LAND PLANNERS

January 30, 2026

Mayor Mike Snyder
Mayor Pro Tem Dan Thornton
Councilmember Charles Warner
Councilmember Jim Morris
Councilmember Peter Gordon
Councilmember Evan Porterfield
Councilmember Aaron King

RE: Future Land Use Plan Amendment request
40.762-acres - 450 Ed Schmidt Blvd – Hutto, Texas 78634

Honorable Mayor, Mayor Pro Tem, and Councilmembers,

On behalf of the landowner, we respectfully request consideration to modify the Future Land Use designation for the above referenced property from Multifamily Land Use to Heavy Industrial Land Use. Purpose of this request is to provide opportunity to develop the property with a Data Center use. Important to note that Heavy Industrial Land Use has a connotation exemplifying prevalence of machinery, manufacturing, dozens of transport trucks, heavy equipment, etc., which is not site features or development associated with a Data Center Use. A Data Center is on the lightest end of the spectrum of industrial uses compared to what we all know as Heavy Industrial uses.

Of further note is the quasi-industrial use on the property today which is heavy electrical transmission lines running overhead through the property and covering a lot of the land area. Dual transmission lines on tall towers parallel Ed Schmidt Blvd. within the property, and another tall transmission line traverses along the south property line.

P.O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

A change to the Hutto SOAR Comprehensive Plan is necessary and the pursuit for that change must follow the criteria from Hutto Unified Development Code found in Section 10.203.12.3. This is the measure of criteria necessary to justify the change the Hutto SOAR Comprehensive Plan and specific to this request is to modify 40.762-acres from Multifamily Land Use to Heavy Industrial Land Use. The criteria and the warrants to consider the changes are as follows:

1) Criteria – The proposed future land use is consistent with and will not conflict with the goals of the community, neighborhood and other applicable land use and development plans.

   Justification – Data Centers are target industries to help position Hutto for continued economic development success per page 156 of Hutto SOAR 2040. One of the goals related to Desired Land Use reflects Industrial land use as ranking higher than the existing multifamily land use designation on the property.

2) Criteria – The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.

   Justification – The property has quasi-industrial use today with the large electric transmission lines and the change to Heavy Industrial coupled with the placement of a data center on the property only permitted through a separate discretionary rezoning to PUD will reflect high level of compatibility to the other land uses in the area.

3) Criteria – There is enough physical and social infrastructure to serve the proposed future land use.

   Justification – All water and wastewater infrastructure is in place with capacity to serve this use for this property. The existing social infrastructure will not be compromised and remain unaffected with the change in land use designation.

4) Criteria – The site and its conditions are suited for and appropriate to the proposed future land use.

   Justification – The site is topographically flat and absent of trees making it optimal for a larger scaled building appropriately placed on the property. There is not any flood plain or other environmental factors that affect the property.

5) Criteria – The proposed land use does not threaten the public health, safety or welfare of the public.
   Justification – A data center use being the goal of this land use change will not have an impact on the public health, safety or welfare of the public.

6) Criteria – The proposed future land use does not create a public nuisance or have an adverse impact on surrounding properties or the natural environment.

   Justification – The nearby residences are aware of the intended use for the property and largely support the change which recognizes the facts that the intended land use is not a nuisance nor will have an adverse impact.

7) Criteria - The proposed future land use does not threaten scenic, natural, or historic resources.

   Justification – There are not any of these resources on or near the property.

8) Criteria - The proposed future land use addresses a community need.

   Justification – With Data Centers as a target industry for economic vitality for the City of Hutto, these are needed developments to lessen the burden on the residents of the City.

9) Criteria - The proposed future land use corrects a clerical or administrative error on the future land use map.

   Justification – This request to change the future land use designation for this property is not related to any error on the part of the city with the adoption of the Hutto SOAR 2040.

10) Criteria - The proposed future land use results in a logical and orderly development pattern.

    Justification – Sporadic placement of land uses around a city provides for a mix of uses in areas to lessen impacts on traffic, drainage, utility infrastructure, and other city attributes compared to concentration of single land uses which can exacerbate these conditions unless the City has been planned for extreme concentrations on land uses with gridded streets, abundance of density, transit, and solid mix of uses typical of urban centers.

11) Criteria - The proposed land use is not merely intended to confer a benefit to the property owner.

    Justification – The proposed change in land use designation is purposefully centered around a development of the property by someone other than the current property owner.

12) Criteria – The site is a legal building lot.

    Justification – The site has ample street frontage, adequate utilities, and abutting roadway capacity to develop the property with a Data Center use associated with a Heavy Indutrial Future Land Use designation.

Further criteria is found on the Future Land Use Map Amendment Request Form and these are addressed as follows:

1) Criteria – How the proposed change in land use will enhance the site and the surrounding area.

   Justification – Compared to the existing Land Use designation of Multifamily, the proposed Land Use Designation as Heavy Industrial built with a Data Center use will provide for less traffic, less wastewater, and more open space.

2) Criteria - Will the proposed amendment benefit the city as a whole? Will the proposed amendment enhance economic development within the city?

   Justification - Data Centers are target industries to help position Hutto for continued economic development success per page 156 of Hutto SOAR 2040.

3) Criteria - Whether the necessary infrastructure is already in place or how this will be provided and the funding request.
   Justification – All infrastructure is in place to serve this property with the proposed land use designation.

4) Criteria - How the proposed change reflects the vision and goals as identified in the 2040 Comprehensive Plan.

   Justification – Economic Development is #5 on the communities list of priorities of the city and Data centers are recognized target industries to make this viable.

5) Criteria - How the subject property is compliant with surrounding land uses.

   Justification - The property has quasi-industrial use today with the large electric transmission lines and the change to Heavy Industrial coupled with the placement of a data center on the property only permitted through a separate discretionary rezoning to PUD will reflect high level of compatibility to the other land uses in the area.

6) Criteria – How the proposed land use impacts adjacent areas.

   Justification – The nearby residences are aware of the intended use for the property and largely support the change which recognizes the facts that the intended land use is not a nuisance nor will have an adverse impact.

7) Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent land uses are dissimilar, how compatibility will be addressed.
   Justification – The ultimate plan includes a PUD rezoning that intends to address this in more detail such as 300’ building setback.

8) How the proposed land use is better benefit to the public health, safety and welfare of the community than the current designation of future land use.

   Justification - A data center use being the goal of this land use change will not have an impact on the public health, safety or welfare of the public and will have less traffic and more greenspace with the ultimate development as a Data Center.

9) Criteria – How the proposed land use contributes to the City’s long term economic well-being. Provide an updated mix of land use breakdown for the city with the request outlining which development sector of the city will have the increase.

   Justification - Data Centers are target industries to help position Hutto for continued economic development success per page 156 of Hutto SOAR 2040.
   The Land Use designation as Heavy Indutrial will increase from 391-acres to 431.8-acres rounded to 432-acres.

Statement of Relevant Goals and Objectives – The change in Future Lane Use designation from Multifamily to Heavy Industrial with the purpose being to bring a Data

Center to this location is a core component to the economic viability of the City of Hutto. Data Centers are a target industry to bring to the City of Hutto providing needed increased tax revenue for spending on other local and social infrastructure improvements.

The proposed land use for this site is a Data Center use with a single building of approximately 450,000 sq. ft. in size on the 40.762-acres equating to a floor area ratio of 0.25:1. The 2-story building is anticipated to be 60’ in height located 300’ from the existing single family homes to the east with a floor plate at 225,000 sf equating to a building coverage of 12.7%

Attached are three documents –

1) Conceptual layout that will be part of the submission for a Planned Unit Development application to accompany this proposed Future Land Use Map change.
2) FLUM & Transportation Map highlighting the subject property.
3) Aerial Map highlighting the subject property.

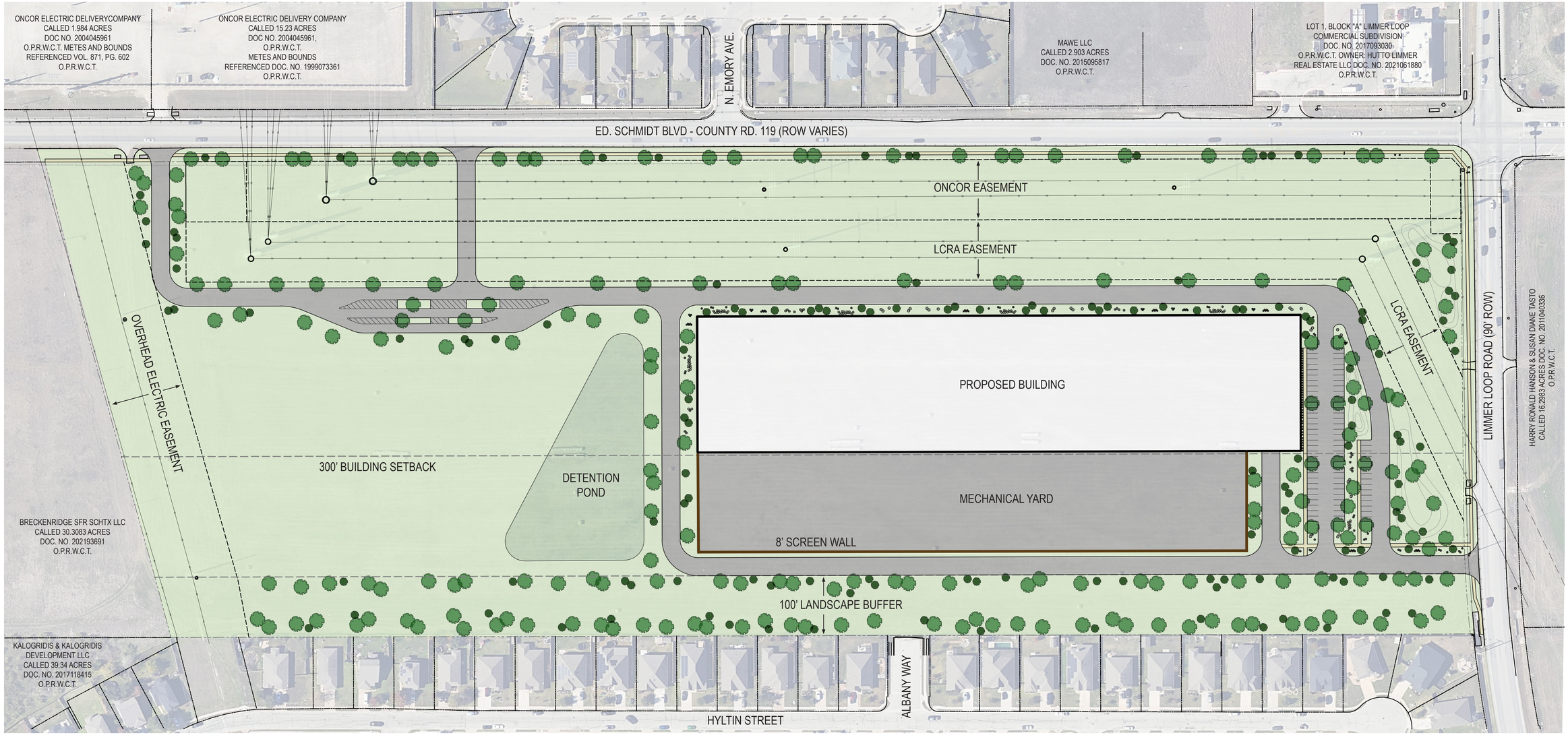
We respectfully request positive consideration for the proposed change in Future Land Use designation and look forward to additional discussions with the neighborhood and presentations with City of Hutto Planning & Zoning Commission and City Council.

Please let us know if you have any questions.

Respectfully submitted,

A. Ron Thrower

A. Ron Thrower



Landscape Narrative – Hutto Data Center

The landscape design for the Hutto Data Center prioritizes ecological integrity, long term sustainability, and a low maintenance approach that reflects the natural character of Central Texas. The goal is to create a landscape that blends with its surroundings through native prairie, shade trees, small trees, and accent plantings, providing both environmental performance and visual simplicity. Where disturbance occurs, the site will be reestablished with Habiturf, a mix of buffalograss, blue grama, and curly mesquite. This drought tolerant native turf requires minimal water, mowing, and maintenance once established. Irrigation zones will be shut off over time to conserve water while supporting long term resilience.

The 100 foot bufferyard along the east property line separates the data center from adjacent residential development and meets all City of Hutto code requirements. Between the eight foot screen wall and existing residential fencing, the landscape will include native trees and Habiturf to create a natural, cohesive buffer. To screen the parking area, the design replaces rows of high maintenance shrubs with gentle berming formed from on site excavated soils, along with pockets of accent plants, shade trees, and small trees. This approach emphasizes open prairie patterns that soften the site edge, promote stormwater infiltration, and support native habitat.

Concrete walks will be five feet wide along major roadways and six feet wide internally per code, providing safe and functional pedestrian connections. No plantings will occur within electrical easements aside from Habiturf to maintain accessibility and compliance. A fee in lieu will be provided in place of excessive on site plantings, with funds directed toward the City parkland dedication program. Shade trees and small trees will also be planted along sidewalks on major roadways to enhance shade, comfort, and neighborhood connectivity.

ZYDECO HUTTO
Site Plan

Location | Hutto, TX **Client** | Zydeco Development **Date** | 10/28/2025

ZYDECO DEVELOPMENT

Thrower Design LLC LAND PLANNERS

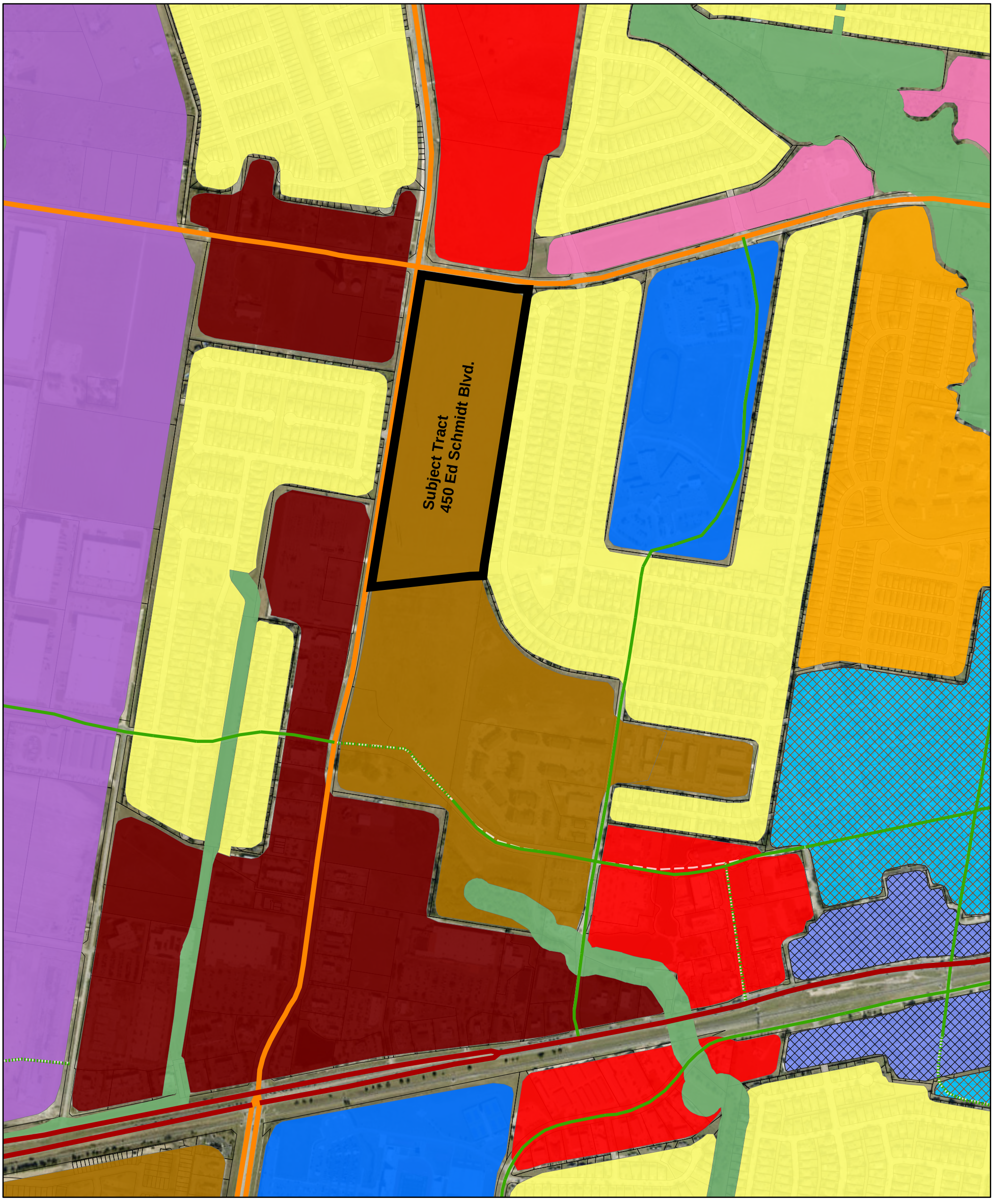
NORTH

SCALE: 1" = 80'-0"

0' 20' 40' 80'

Circle V Landscape Architecture
P.O. Box 170822
Austin, TX 78717
816.565.1021

ArcGIS Web Map



1/30/2026, 4:45:05 PM

Existing Thoroughfares
- Regional Arterial
- Major Arterial
- Collector

Proposed Thoroughfares
- Collector

Existing Thoroughfares
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

Proposed Thoroughfares
- COLLECTOR

Future Land Use
- Suburban Subdivision
- Neighborhoods
- Multifamily
- Neighborhood Activity Center
- Community Activity Center
- Corridor Commercial
- Downtown Mixed Use
- Downtown Transition
- Employment Center
- Civic
- Open Space

- Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

1:9,341

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Williamson County TX, Vantor


MOUFLON RD
BLUEGILL DR
AOUDAD RD
GEMSBOK RD
REDFISH LN
PRONGHORN ST
GRAY FOX LOOP
GRAY FOX LOOP
CR 119
WATERBUCK LOOP
SIKA CV
WATERBUCK CV
GRAY FOX CV
WESTFIELD ST
LANCASTER ST
BROOKSIDE ST
SCOTSBURG ST
FINLEY ST
SHERMAN ST
LIMMER LOOP
ADRIANA LN
RIOS ST
LIDELL ST
KYLE ST
ANDERSON ST
ALBANY WAY
WIMBERLEY ST
WALLIN ST
CROW PASTURE AVE
FARM CREEK DR
OPEN RANGE DR
N EMORY CV
MESQUITE BRIAR TRL
EMORY STABLE DR
HYLTIN ST
OMAN ST
DELBY ST
N PASTURE CV
S PASTURE DR
ED SCHMIDT BLVD
MATTINGLY ST
HOLLAND ST
HOLMSTROM ST
MAIN ST
CAPITOL ST
WALLIN FARMS DR
EMORY FIELDS DR
N ASH CV
EXCHANGE BLVD
LIBERTY ST
EMORY FARMS AVE
WHITFIELD ST
HUTTO ST
ALLIANCE BLVD
WALLIN FARMS CV
EMORY FIELDS CV
S ASH CV
W METCALFE ST
Austin, Leander, Hutto, Georgetown, Round Rock, Taylor, Cedar Park, WilCo, Williamson County, TX, Viator
0
0.15
0.3
0.6 Miles
Subject Tract - 450 Ed Schmidt Blvd.
Hutto Parcels
Thrower Design LLC
LAND PLANNERS

DEED 2011040336
4 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

HARRY RONALD HANSON AND SUSAN DIANE TASTO AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF HARRY E. HANSON, DECEASED	**TO**	**HARRY RONALD HANSON, INDIVIDUALLY AND SUSAN DIANE TASTO, INDIVIDUALLY**

EXECUTOR'S DEED

STATE OF TEXAS, §
§
COUNTY OF WILLIAMSON §

THAT, WHEREAS, the Last Will of HARRY E. HANSON, Deceased, was duly admitted to probate on the 28th day of April, 2011, by the County Court at Law No. 4 of Williamson County, Texas, in Cause No. 11-0202-CP4, and HARRY RONALD HANSON and SUSAN DIANE TASTO were appointed Independent Co-Executors of the Will ("Estate"), and

WHEREAS, HARRY E. HANSON, by his Will, devised the following described real property to HARRY RONALD HANSON and SUSAN DIANE TASTO, and the Independent Co-Executors, HARRY RONALD HANSON and SUSAN DIANE TASTO, desire the devise be recorded in the Official Public Records of Williamson County, Texas; and

NOW, THEREFORE, WE, HARRY RONALD HANSON and SUSAN DIANE TASTO, acting in their capacity as Independent Co-Executors of the Will of

Unofficial Document

the Estate of HARRY E. HANSON, Deceased, for the partition and settlement of the HARRY E. HANSON Estate, and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to me this day cash in hand paid by HARRY RONALD HANSON and SUSAN DIANE TASTO, hereinafter called "Grantees", the receipt of which is hereby acknowledged and confessed, and for which no lien express or implied, is herein retained; and

Has GRANTED, TRANSFERRED AND CONVEYED, and by these presents does GRANT, TRANSFER AND CONVEY unto HARRY RONALD HANSON, of 1800 CR 119, in Hutto, Williamson County, Texas, 78634, and SUSAN DIANE TASTO, of 14 Heritage Oak Court, in Lake Jackson, Brazoria County, Texas, 77566, herein called Grantees, the undivided interest held by the Estate in and to the following described real property, to-wit:

(1) That certain 16.516 acre tract of land more or less, situated in the J. Shelton Survey, Abstract No. 560, and N. Edwards Survey, Abstract No. 225, Williamson County Texas, and being more particularly described as Tract One in Deed dated February 9, 2009, and recorded under Document 2009022740, in the Official Public Records, Williamson County, Texas.

(2) That certain 71.096 acre tract of land more or less, situated in the N. Edwards Survey, Abstract No. 225, located in Williamson County Texas, being a part and out of a called "109.85 Acres" conveyed in a Deed from Eric E. Ecklund, et ux, to Carl A. Hanson, dated February 28, 1940, and recorded in Volume 301, Page 325, of the Deed Records of Williamson County, (DRWC) also, being all of a called "15.96 Acres" conveyed in a Partition Deed from Eric C. Eklund, et ux, to Ellen Hanson, dated February 28, 1940, and recorded in Volume 301, Page 327, (DRWC)

Unofficial Document

and being more particularly described as Tract Two in a Deed dated February 9, 2009, and recorded under Document 2009022740, in the Official Public Records, Williamson County, Texas.

TO HAVE AND TO HOLD the above described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantees, their heirs, executors, administrators, successors and assigns forever. This Deed is made, subject to easements, rights-of-way, and prescriptive rights, whether of record or not, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, that affect the property, any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements, taxes for 2011, the payment of which Grantees assume, and subsequent assessments for that and prior years due to change in and usage, ownership, or both, the payment of which Grantees assume.

DATED this 16th day of June, 2011.

Harry Ronald Hanson

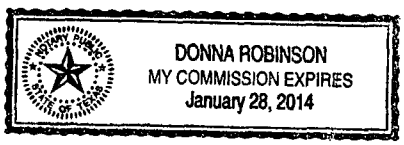
HARRY RONALD HANSON
Independent Co-Executor of the Estate of HARRY E. HANSON, Deceased

Unofficial Document

STATE OF TEXAS,

COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on this 16th day of June, 2011, by Harry Ronald Hanson, Independent Co-Executor of the Estate of Harry E. Hanson, Deceased.



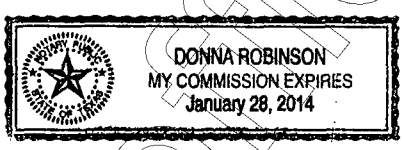
Notary Public in and for
The State of T E X A S

SUSAN DIANE TASTO
Independent Co-Executor of the
Estate of HARRY E. HANSON,
Deceased

STATE OF TEXAS,

COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on this 16th day of June, 2011, by Susan Diane Tasto, Independent Co-Executor of the Estate of Harry E. Hanson, Deceased.



Notary Public in and for
The State of T E X A S

AFTER RECORDING,
PLEASE RETURN TO:
LAW FIRM OF TED W. HEJL
P.O. BOX 192
TAYLOR, TEXAS 76574

This instrument was prepared based on information furnished by the parties, and no independent title search has been made

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2011040336

06/22/2011 08:29 AM
MARIA $28.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Yvette Glover

From: Brittany Alcaraz <alcaraz.brittany@yahoo.com>
Sent: Monday, April 6, 2026 6:04 PM
To: Planning
Subject: Data Center

[Some people who received this message don't often get email from alcaraz.brittany@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

I’m kindly email on regards to the Data Center in Hutto . The proposal on zoning in the middle of houses and by cottonwood elementary is something that I would like to DECLINE. This is a concern . There is a lot of land In Hutto to be placing it in the middle of houses and a growing community. We are focusing on the wrong things as a Hippo nation . What we should be focusing on is our roads .

Thank you ,
Brittany A .

From:	Christine Benson
To:	Comments
Subject:	Written Objection: Agenda Items 6.4 & 6.5, Zydeco Hutto Data Center PUD FLUM Amendment and PUD Revision, 450 Ed Schmidt Boulevard
Date:	Sunday, April 5, 2026 12:10:52 PM

You don't often get email from cmbenson88@gmail.com. Learn why this is important

DATE: April 7, 2026

Dear Chair Hudson and Members of the Planning and Zoning Commission: Hazel Sherrod, Norman Delay, Cory Hall, Brian Kenard, Tony Wertz, and Brandon DeLeon -

My name is Christine Benson. I am a homeowner and resident in Hutto, Texas, in close proximity to the subject property at 450 Ed Schmidt Boulevard. I submit this written comment for the official record in connection with Agenda Items 6.4 and 6.5 at the meeting on April 7, 2026, and request that it be preserved in the record and transmitted to the Hutto City Council ahead of the May 7, 2026 hearing. I also intend to speak during the public hearing.

I. Support for the Staff Recommendation of Denial

I have reviewed the Agenda Item Reports prepared by Howard Koontz for both items 6.4 and 6.5. I urge the Commission to follow staff's recommendation of denial on both. The staff analysis is thorough, grounded in SOAR 2040, and reflects the right outcome for this community. I write to reinforce several points in that analysis and to add observations from my own review of the applicant's submitted documents.

II. The Two Items Are Legally Distinct But Substantively Inseparable

Item 6.4 seeks to amend the Future Land Use Map designation for this parcel from Multi-Family to Heavy Industrial. Item 6.5 seeks to revise the existing Planned Unit Development to allow a data center under a Light Industrial base zoning. These are separate legal instruments evaluated under different criteria, but they rise and fall together: without the FLUM amendment, the PUD revision has no legal foundation. The Commission should understand that a denial of 6.4 effectively resolves 6.5 as well.

More importantly, what is being replaced here is not nothing. The existing Upper Schmidt's Creek PUD - known as Bell Yard - provided for 173 residential units in four housing types, retail and dining along the roadway corridors, and the extension of Albany Way to create neighborhood connectivity. Staff noted explicitly that this existing entitlement "better aligns with the most-beneficial land development possible,

per the terms of the city's 2040 Comprehensive Plan." The applicant is not filling a void. They are asking to discard a plan that Hutto's own planning process produced and replace it with a single industrial building on 40 acres.

III. The Applicant's Documents Contain a Material Internal Inconsistency

I draw the Commission's attention to a discrepancy that staff identified in the Item 6.5 report and that warrants emphasis. The applicant has submitted three documents that state three different rear yard setback figures for the same property line:

- The PUD Development Plan states a 400' rear yard setback.
- The concept plan submitted with the application shows only 100' of landscape buffer.
- The HOA presentation references a 316' rear yard setback.

Staff noted: "the applicant has not provided staff with an approximation of the building footprint or height." The Commission is being asked to approve a PUD for a building whose dimensions have not been disclosed. This inconsistency is not a paperwork error. The rear yard setback is the single most important protection for the residential neighbors to the east. Presenting three different numbers to three different audiences - the city, the HOA, and the planning documents - undermines the credibility of every representation the applicant has made.

The PUD also invokes Hutto UDC Section 10.308.13.3, which conditionally allows data centers to reach 120 feet in height, double the stated 60-foot base. Yet the applicant has not confirmed which height applies, nor provided the building footprint needed to calculate what any setback ratio actually means on the ground. The Commission cannot meaningfully evaluate this application without that information.

IV. Staff's Spot Zoning Finding Should Be Taken Seriously

The Item 6.5 staff report states directly that "institution of a light industrial use, remote from any other such use, could be interpreted as spot zoning." The Item 6.4 report similarly notes that the proposed use "contributes to this action affording the opportunity for spot zoning."

Spot zoning is not merely an aesthetic concern. It is a recognized legal vulnerability. Parcels assigned Employment Center designation exist elsewhere in Hutto and would represent appropriate locations for heavy industrial use. Staff noted this explicitly. Approving a Heavy Industrial designation in the middle of a residential and commercial corridor, which is surrounded on all sides by single-family subdivisions and future land uses designated for residential and retail, is precisely the pattern that spot zoning doctrine is designed to prevent.

V. The Applicant's Own Submission Contains a Demonstrably False Claim

The applicant's FLUM amendment submittal, signed by A. Ron Thrower of Thrower Design, states under criterion 6: "The nearby residences are aware of the intended use for the property and largely support the change."

The official record before this Commission contains 35 written objections and one comment in favor. The claim that nearby residents "largely support" this application is not supported by the evidence. The Commission should weigh this misrepresentation when evaluating the credibility of the applicant's other representations.

VI. The 70 MW Power Demand Is Not a City-Neutral Issue

The applicant's PUD states the data center will require approximately 70 megawatts of power and asserts that "Oncor - not the city - is responsible for securing electricity and verifying that serving the project will not impact existing residential customers." Staff included this statement in the Item 6.5 report without endorsing it.

This framing attempts to remove a significant public concern from the Commission's consideration. But the Commission's obligation is to evaluate the totality of impacts on Hutto residents, not only those impacts the applicant concedes are relevant. A 70 MW load is roughly equivalent to the electricity demand of 50,000 to 70,000 average Texas homes. The U.S. Energy Information Administration has warned that data center load growth in ERCOT could increase wholesale electricity prices by up to 79% by 2027. The Texas Legislature enacted Senate Bill 6 in 2025 specifically because data centers were not bearing their fair share of transmission and distribution costs, which were being shifted to residential ratepayers. "Oncor is responsible" is not an answer to this concern. It is a deflection.

VII. The Noise Issue Has No Adequate Mitigation in This Application

The PUD proposes a 100-foot landscape buffer, an 8-foot screen wall, and

mechanical equipment screening from public rights-of-way and single-family residential. These are visual mitigations. None of them are acoustic mitigations. The screen wall will block sight lines to the mechanical yard; it will not meaningfully reduce the continuous noise generated by industrial HVAC systems and backup generators operating 24 hours a day.

Published acoustic research documents that data centers produce 50 to 80 decibels at residential property lines - equivalent to heavy traffic - without cessation. The World Health Organization recommends outdoor noise below 45 decibels to avoid sleep disturbance. The application contains no independent noise study, no binding decibel limits measured at residential property lines, and no requirement for any acoustic engineering review before construction. The Commission should not approve a 24-hour industrial operation adjacent to residential neighborhoods without those protections in place.

VIII. Requests

I respectfully request that the Commission:

1. Deny Item 6.4, the FLUM reclassification from Multi-Family to Heavy Industrial, consistent with the staff recommendation. The proposed designation is incongruent with existing and planned surrounding uses, conflicts with SOAR 2040 on multiple criteria, and creates spot zoning risk.

2. Deny Item 6.5, the PUD revision, consistent with the staff recommendation. The existing Bell Yard entitlement better serves Hutto’s long-term community goals, and the applicant’s documents contain material inconsistencies that have not been resolved.

3. If the Commission determines it is appropriate to advance either item, require at minimum: (a) complete disclosure of building footprint and height before any vote; (b) reconciliation of the rear setback discrepancy across all submitted documents; (c) an independent third-party acoustic impact study measured at residential property lines before any permits issue; (d) binding noise limits of no more than 45 dB(A) at the nearest residential property line at any hour; and (e) prohibition on diesel generator testing between 9:00 PM and 7:00 AM.

This Commission exists to ensure that Hutto’s growth serves its residents. The staff analysis has done its job clearly and carefully. I ask you to do yours.

Respectfully submitted,

Christine Benson
701 Gray Fox Loop, Hutto, TX 78634
850-376-3358
cmbenson88@gmail.com

Yvette Glover

From: Randal Berkley <randal.berkley@g.austincc.edu>
Sent: Friday, March 20, 2026 10:19 PM
To: Planning
Subject: Data center on ed Schmidt

[Some people who received this message don't often get email from randal.berkley@g.austincc.edu. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,
My name is Randy Berkley. It was recently brought to my attention that the city of Hutto is considering putting a data center between neighborhoods off limmer loop and ed Schmidt. This is absurd.

Let's not even begin to discuss the possible excess water, traffic and/or electrical issues that homeowners will likely face but how about the number one factor that will drive people out of hutto and not attract others to move here.

As a homeowner and living in Hutto for the last 4 years I have seen my home value go down year over year. Adding a data center that close to homes will cause our property values to plummet. That space can be used for much better businesses that attracts people vs deters them. I urge you to not waste valuable land on a data center and cause undue stress upon your citizens and force many of them to sell their homes under value.

I live at 229 Sylvan Street, Hutto TEXAS 78634, the hearing date for the planning commission is April 7th, 2026 and the city council is may 7th, 2026.

I object to this proposal. Data centers have no place near homes.

Respectfully,

Randal Berkley

Yvette Glover

From: Richard Booth <cqw6rkk@gmail.com>
Sent: Sunday, March 22, 2026 8:31 PM
To: Planning
Subject: Zydeco Data Center PUD

Some people who received this message don't often get email from cqw6rkk@gmail.com. Learn why this is important

Case Name: Zydeco Hutto Data Center Planned Unit Development
Public Hearing Date: April 7, 2026

Richard B. Booth
Kerry D. Booth
Jesse Cassillas
Kjolen Cassillas

The above residents of 109 Emory Stable Dr. Hutto, TX. 78634 **object** to the above development action.
March 22, 2026

--
Richard Booth (W6RKK)

Yvette Glover

From: Brittany Bray <brittanygwynbray@gmail.com>
Sent: Tuesday, April 7, 2026 4:21 PM
To: Planning
Subject: No to Data Center

Some people who received this message don't often get email from brittanygwynbray@gmail.com. Learn why this is important

I will not be at the meeting tonight but I wanted to voice my opinion as a citizen of Hutto-- NO to the data center in Hutto!

Brittany Bray

Yvette Glover

From: Chantelle Brinkley <crbrink68@gmail.com>
Sent: Tuesday, March 31, 2026 3:06 PM
To: Planning
Subject: ZYDECO HUTTO DATA CENTER PUD

Some people who received this message don't often get email from crbrink68@gmail.com. Learn why this is important
HEARING DATE:/ 5./72026 @ 7pm @ 500 W Live Oak-Hutto City Hall

Concerning the property formerly known as Upper Schmidt's Creek and the Zydeco Hutto Data Center PUD being offered on that land:
I Chantelle R Brinkley a resident of Hutto at 116 Creek Hollow Drive 78634 do STRONGLY OBJECT to this Data Center going into our city, no matter where it is located!

Yvette Glover

From: Katie Brouwer <katbrouwer@icloud.com>
Sent: Tuesday, April 7, 2026 11:22 AM
To: Planning
Subject: Hutto Data Center- P&Z Commission Meeting 4/7/26

Some people who received this message don't often get email from katbrouwer@icloud.com. Learn why this is important

Hello,

I am writing regarding the proposed data center planned approximately 200 feet from my home at 323 Hyltin Street. The impacts of a data center at this close of a distance would seriously impact the quality of life of my family and neighbors, and I have formally outlined my objections below.

1). Residents have been told the project will be “within limits,” yet no specific data has been provided on projected noise levels, generator runtime, or lighting impact at nearby homes. Without measurable or site-specific information, there is a lack of transparency that prevents us from fully understanding what is being approved. In our Zoom meeting with the developers, it was clear that accurate sound testing "could not" occur until after the zoning is approved - which is very convenient for the people who stand to make money on this project.

2).According to the U.S. Environmental Protection Agency and the World Health Organization, emissions from diesel generators, including particulate matter and nitrogen oxides, are known to worsen asthma and other respiratory conditions. At 200 feet, even intermittent or monthly exposure is significant for vulnerable populations, particularly during outages when generator runtime may be extended (for an unknown period of time). As a person with a chronic lung condition, for me this is primary.

3). If there is an outage, no clarification was given about round-the-clock sound level due to the generators running continuously. We know there will be outages, particularly during winter months, so this is not a theoretical concern. It was dismissed with, "Well, it's only monthly that they run;" however, that would not be true in an outage.

4). I am greatly concerned about 24-hour lights, which would not be hidden by their proposed wall. My backyard, living room, and bedroom would be lit up at night. There is no way for them to mitigate the effects of this; even if it is downward facing, light will enter our homes at night.

5). It will make our homes (within 200 feet of the data center) warmer, which could become a significant and burdensome expense in the summer time.

6). The vibration, constant hum, and sound (the level of which we have not been assured of with measurable data) has been a known and studied problem as more and more data centers are being built. There are consistent and reliable reports of this becoming highly distressing for affected residents.

7). The developers could provide no data regarding how it would affect the property values of our homes.

8). Use of city water is still necessary within a closed-loop system, and our water is already expensive.

It is also worth noting that there is a financial motivation to this project that disregards all health and quality of life concerns to the residents impacted, myself included. I will be closely following how council members vote on this project and will vote according to how this decision is handled.

I also have some questions:

What is our recourse if the city approves rezoning, but the developers don't hold to their original agreements regarding noise level, construction, and other details?

What if the noise level meets city requirements technically, but is disturbing to residents? What recourse is there?

What is the maximum continuous runtime of generators during a power outage scenario?

How many generators would there be, and what is their EPA emissions tier rating?

Just because it is a closed-looped system does not mean it won't use our water - it still will. How much is projected annually?

Thank you for your consideration.

Regards,
Katie Brown
512.417.7262

Yvette Glover

From: Eric Brugnone <elbrugnone@gmail.com>
Sent: Tuesday, April 7, 2026 10:36 AM
To: Planning
Subject: 450 Ed Schmidt Boulevard

Some people who received this message don't often get email from elbrugnone@gmail.com. Learn why this is important
I hereby submit my dissent on converting 450 Ed Schmidt Boulevard from Residential to Data Center. We do not not a data center at that location. Traffic on Ed Schmidt is already awful. There is also a large transformer station near that location already and this will just help bring property values down farther. It also puts the data center within a few blocks from two schools and could cause unnecessary noise and potentially toxins. This location is also not ideal because it already has high voltage lines running on the property and natural gas pipes underneath. The extra weight an industrial building will put on the ground can't be good for those pipes. So while I don't necessarily mind a data center (if it is environmentally friendly) I think you should vote no on it being in this particular location.

Eric Brugnone
813-401-2756
226 Adriana Ln, Hutto, TX 78634

Yvette Glover

From: Catelyn Brugnone <catelyn.brugnone@gmail.com>
Sent: Tuesday, April 7, 2026 10:50 AM
To: Planning
Subject: The plans of the new data center

Some people who received this message don't often get email from catelyn.brugnone@gmail.com. Learn why this is important

Dear city of Hutto,

We do NOT need a data center in town. The location of the plans or half a mile from on elementary school, this plot of land would be more useful as a library or a rec center.

Thank you for you consideration,
Catelyn Brugnone

Yvette Glover

From: david caballero <caballero.david@ymail.com>
Sent: Friday, April 3, 2026 5:36 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development (PUD) - Comments - Strongly Against

Some people who received this message don't often get email from caballero.david@ymail.com. Learn why this is important

Case Name : Zydeco Hutto Data Center Planned Unit Development (PUD) - 450 Ed Schmidt BLVD
Public Hearing Date - April 7th / May 7th
Name: David Caballero
Address: 717 gray Fox Loop, Hutto, 78634

I am **Strongly Against** this data center location.
This location sits in the middle of large residential neighborhoods. This will not only impact home values with such a large eye sore on a primary street, but the environmental impacts to the surrounding homes is not worth whatever tax breaks the city is getting.

-David Caballero

Yvette Glover

From: Deborah Cavanaugh <dkcav59@gmail.com>
Sent: Tuesday, March 31, 2026 3:03 PM
To: Planning
Subject: ZYDECO HUTTO DATA CENTER PUD

Some people who received this message don't often get email from dkcav59@gmail.com. Learn why this is important
HEARING DATE:/ 5./72026 @ 7pm @ 500 W Live Oak-Hutto City Hall

Concerning the property formerly known as Upper Schmidt's Creek and the Zydeco Hutto Data Center PUD being offered on that land:
I Deborah K Cavanaugh a resident of Hutto at Creek Hollow Drive do STRONGLEY OBJECT to this Data Center going into our city, no matter where it is located!

Yvette Glover

From: Kyla Chatterjee <kyla.chatt@gmail.com>
Sent: Sunday, March 22, 2026 11:21 AM
To: Planning
Subject: Input: Zydeco Hutto Data Center Planned Unit Development (PUD)

Some people who received this message don't often get email from kyla.chatt@gmail.com. Learn why this is important
Hello,

I hope you're well. I am emailing in regards to the Zydeco Hutto Data Center Planned Unit Development (PUD) public hearing. Though I live a little more than 200feet from the property in question, I still thought to provide my input as I still live so close (I'm in the Hutto Town Square neighborhood.)

Case Name: Zydeco Hutto Data Center Planned Unit Development (PUD)
Public Hearing Date: 4/7 7pm
Name: Kyla Chatterjee
Address: 311 Brookside St. Hutto, TX 78634 (Hutto Town Square)
In Favor or Against: Against
Comments: I don't own a home to save money long-term, or to eventually sell at a higher price, or to take advantage of as much tax savings as physically possible. I own a home to maintain a quality of life standard for myself and those I love - to have a slice of land tucked away from the advertisers, solicitors, light and noise polluters, etc. that unfortunately plague our world for their own capital gain. In other words, to me, home ownership is not a personal business endeavor but a way to maintain precious peace. I am okay if our tax dollars are higher if it means we can be more picky with what businesses frequent Hutto (and paint the city's culture/personality with their presence.) It makes sense that those who don't live in the neighborhood would highlight the *monetary pros* of this proposition, as they wouldn't be facing the *quality of life cons* of this proposition **every day.** I am super disappointed with the mayor for initially favoring this proposition on Facebook, as it's another unfortunate reminder that those in charge always weigh financial rewards before thinking about building a beautiful, peaceful, and comfortable world to live in.

I will be at the 4/7 meeting to support those who also oppose the proposition.

Best,
Kyla

Yvette Glover

From: Jack Crawford <captianjack1701@gmail.com>
Sent: Monday, April 6, 2026 8:14 PM
To: Planning
Subject: Developers proposal data center

Some people who received this message don't often get email from captianjack1701@gmail.com. Learn why this is important

Good evening,

As a resident of hutto since 2004. I never expected for Hutto to turn into what it has today. Considering this data center proposal is going to far.

Instead of seeing dollar signs have you given any consideration to what it could do to Hutto residents? The potential health risk, the waste, possibly of chemical leakage, and the air pollution is enough to vote no.

Not even mentioning what it would do to our water supply and power grid. We can't even water our yards in the summer without some kind of restrictions.

That would leave Hutto residents unable to afford electricity, clean drinking water, and health issues. Home values would start falling. Eventually Hutto would become another hazardous wasteland.

I would rather leave Hutto and let my home be foreclosed on before facing any financial hardship or potential harm to my family. I can guarantee you no one will buy here and many will leave if you allow this facility.

I pray you vote no on this matter.

Regards,
Jack Crawford

Yvette Glover

From: Madison M Crouch <madhairtx@gmail.com>
Sent: Monday, April 6, 2026 11:36 PM
To: Planning
Subject: Opposition to Rezoning at 450 Ed Schmidt Rd for Data Center

Some people who received this message don't often get email from madhairtx@gmail.com. Learn why this is important

Dear City Council,

I'm writing as a Hutto resident to express concern about the proposed rezoning off Ed Schmidt Road for a data center.

Our region is already accommodating this type of development, including a recently approved data center in Taylor. Given that proximity, it seems unnecessary for Hutto to take on additional strain, especially when the impacts on water usage and infrastructure are significant.

Hutto is growing quickly, and many residents are already concerned about water reliability and long-term sustainability. Data centers are resource-intensive while offering relatively few permanent jobs. This makes them a less beneficial use of valuable land compared to developments that provide housing, support local businesses, and contribute to a more connected and livable community.

I urge the City to consider whether this rezoning truly reflects the best long-term interests of Hutto residents.

Thank you for your time and consideration.

Sincerely,

Madison M. Crouch

Hutto Resident

Yvette Glover

From: daljit thind <daljitthind20@gmail.com>
Sent: Monday, March 30, 2026 7:30 PM
To: Planning
Subject: Zydeco Data Center Public Hearing Comment

Some people who received this message don't often get email from daljitthind20@gmail.com. Learn why this is important

Dear Planning Department,

I received a letter from the City of Hutto regarding the public hearing for Zydeco Hutto Data Center.

I am writing to formally express my strong opposition to the proposed Zydeco data center project in Hutto.

I do not believe this type of development is appropriate for this location. Data centers are typically low-activity facilities that contribute little to the creation of a vibrant, dynamic, and growing community. In addition, they generally offer limited employment opportunities and provide minimal ongoing economic benefits when compared to other potential forms of development.

At the same time, these facilities place significant demands on essential infrastructure and community resources. Approving this project at the proposed site may limit the potential for more beneficial future development and could adversely affect the region’s long-term growth and planning objectives.

Thank you for your time and thoughtful consideration of this matter.

Thanks,
Daljit Singh

Yvette Glover

From: Madison Detiveaux <madison@therobinsonsonline.com>
Sent: Saturday, April 4, 2026 7:45 PM
To: Planning
Subject: PUD Response- Zydeco Hutto 4/7/26

Some people who received this message don't often get email from madison@therobinsonsonline.com. Learn why this is important

Hello,

My husband, Shawn Detiveaux, and I , Madison Detiveaux, live on 923 Emory Stable Dr, Hutto, TX 78634. We received the notice for Zydeco Hutto Data center planned unit development (PUD) with a planning and zoning commission meeting on 4/7/26 and a city council meeting on 5/7/26. We strongly object this plan.
Can you please respond to this email, so that I know that our responses have been received and recorded? Thank you for your time.

-Madison Detiveaux
Madison@therobinsonsonline.com

Yvette Glover

From: Jonathan Dobyns <jonathandobyns@gmail.com>
Sent: Tuesday, April 7, 2026 4:22 PM
To: Planning; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner
Subject: Concerns regarding the Zydeco Data Center

Some people who received this message don't often get email from jonathandobyns@gmail.com. Learn why this is important

Hello, I am a resident of the city of Hutto, specifically living in the neighborhood of Hutto Town Square, very close to the proposed location for the new Zydeco Data Center. I have reviewed the presentation given from Zydeco regarding the data center, and I still have reservations regarding it.

On principle alone, I am inclined to not wish to take up valuable community-adjacent residential/commercial space with a data center. While I am not a city planner, that space seems like it could be better used to service the surrounding community. I cannot tell you how many people I have spoken to locally that wish we had a more centrally located grocery store, or a more walkable Hutto - with additional third spaces for events driven by the community itself. I do not see how positioning a data center in the middle of Hutto's family life helps us foster the city as a good environment for families.

As for the specifics of the proposal, I have concerns regarding the location itself. It will be remarkably close to the Hutto Middle School and the Limmer Loop / Ed Schmidt intersection, an area that already gets pretty significant traffic during school times. Additionally, despite Zydeco's assurances that noise pollution will be minimal, it is sandwiched *right* between two sets of neighborhoods and is a metaphorical stone's throw away from the school itself. As far as positives on their proposal, confirmation of a closed loop water system is a plus.

Zydeco describes its use case as a "low traffic, infrastructure based use" case. While that is an attempt to downplay impacts to traffic, it also indicates that the data center itself will likely not drive additional jobs in the area (which they further clarify later in the proposal). It is framed as a benefit compared to their previous residential plan, but is it really beneficial? That just means that we are trading off residential/commercial space in the heart of our community for a piece of infrastructure that is not directly providing at-home opportunities for the people that live here. That means we are sacrificing aesthetic, peace of noise, and future community-centric real estate opportunities in the heart of our city for benefits that are unlikely to resonate with the people of Hutto.

Zydeco makes a solid set of points indicating that the Oncor easements limit the use cases for development in that area, but I would argue that much of their proposal is centered around why the data center would be a "good low-impact neighbor" to Hutto. Unfortunately, I don't see how that benefits Hutto's populace. At least with residential planning, we support Hutto's long term growth and housing needs, despite the challenges that such an approach provides.

That is my primary concern - most of Zydeco's presentation is centered around how it will minimize the natural disruption a data center *can* cause to a city like Hutto. That is good and appropriate for them to consider and implement. But it ultimate begs the question - if so much of its gameplan is damage control, how is it making Hutto a better city for the people that live here?

Honestly, it doesn't sound like it is. I think Hutto can be better than a just landing zone for hardware in buildings.

--
Thanks,
Jonathan Dobyns

(936) 648-4231

Yvette Glover

From: Stacy Doucet <stacydoucet@outlook.com>
Sent: Monday, April 6, 2026 8:51 PM
To: Planning
Subject: Hutto Data Center Proposal

Some people who received this message don't often get email from stacydoucet@outlook.com. Learn why this is important

Good evening,

I am writing to express my opposition to the proposed rezoning of land from residential use to allow for the development of a data center in the City of Hutto. Unfortunately, I am unable to attend the upcoming meetings on 4/7 and 5/7 to voice my opinion.

While I understand the importance of economic development and technological infrastructure, I have significant concerns about the impact this rezoning would have on the surrounding community. Residential areas are designed to provide a safe, quiet, and stable environment for families. Introducing a data center into or near these neighborhoods could dramatically reshape the community's character.

Data centers often bring increased noise from equipment and cooling systems, higher energy and water usage, and potential strain on local infrastructure.

I respectfully urge the City of Hutto to carefully consider the long-term consequences of this decision and to prioritize the interests and well-being of its residents. Preserving residential zoning helps maintain the integrity, safety, and livability of our community.

Thank you for your time and consideration.

Stacy

City of Hutto, Development Services Director, and the Planning Commission
City of Hutto, Mayor and City Council Members
500 West Live Oak St.
Hutto, TX. 78634

Re: Comments on the Proposed Zydeco Hutto Data Center PUD

Pursuant to the Notice received on March 22, 2026, item #2 (before the meeting date), the following comments as requested are submitted for inclusion into the public hearing record for each of the hearings as delineated below.

Planning Commission Hearing Date: April 7, 2026 at 7 PM
City Council Hearing Date: May 7, 2026 at 7 PM

Comments:

1. **I oppose and object** to the proposed Zydeco Hutto Data Center Development at the 450 Ed Schmidt Blvd location.
2. An important point of clarification needs to be made at this juncture: Zydeco Development Corporation is an Austin-based real estate developer who is most certainly representing one of the major players in the data center industry.
3. I would hope that the city planning staff as well as the City Council is not under the impression that the impacts of a data center are limited to the residents within 200 ft of the proposed site (as stated in the notice), i.e., a position that is both incorrect and unsupportable.
4. The following list of data questions needs to be fully and completely answered by the project client, either directly or through the representing developer, in order for the planning staff as well as the City Council to make an informed decision on allowing a **data center (DC**) to be built in such close proximity to substantial residential neighborhoods, schools, churches, and small businesses.

   General Design and Air Quality Questions

5. Who is the client that Zydeco Development Corp. is representing?
6. Where will the grid intertie be located?
7. How many data halls are being proposed?
8. What are the exact cooling needs of each data hall as well as the office and admin portions of the proposed building?
9. How will these cooling needs be met, i.e., water based systems (various cooling tower designs), chillers, refrigerated systems, dry cooling, etc.?
10. If chillers or refrigerated systems will be used, what refrigerant will be used, what is it's GWP value, what is the system charge weight for each separate system (lbs of refrigerant), and what is the manufacturers' known or estimated system leak rate (% wt/yr)?

11. If wet (water based) systems are being proposed, what is the total annual estimated water use and how will this amount affect the city's water needs for residents and businesses? Has this impact been discussed with and acknowledged by the water supplier and the City?
12. What is the maximum electrical power needed from the grid to cover the facility IT power needs (megawatts) on an hourly, daily, and annual basis?
13. What is the maximum electrical power needed from the grid to cover the facility mechanical power needs (megawatts) on an hourly, daily, and annual basis?
14. Has the Texas power grid coordinator been appraised of these needs, and what was their response?
15. Will the DC power needs cause the system coordinator to dispatch less efficient electricity generation sources which could cause rate increases, etc.?
16. Will the data center power needs take precedence over the needs of the residents and businesses of Hutto?
17. How will the emergency power needs of the DC facility be met when the grid goes off-line? In other words what type of power generation technology will be installed at the facility, i.e., internal combustion engines, linear generators, fuel cells, solar, BESS, combustion turbines, etc.?
18. If any of the proposed emergency power systems will combust fuel, detail what fuel will be used and amounts to be used?
19. How much fuel will be stored on site (gallons)? Describe the storage systems in detail.
20. Will the civil and architectural drawings and renderings noted below show the locations of these emergency electrical backup systems and fuel storage areas, etc.?
21. Describe the emissions points to the atmosphere. i.e., height above ground, diameter, flow rates and velocities, temperatures, etc.?
22. For each emergency backup system, submit the manufacturers equipment brochure and the operations performance data, test data showing compliance with Texas, and Federal emissions regulations, and any EPA or Texas required certifications?
23. Will these systems be equipped with Best Available Control Technology (BACT)? If not, why not? For example, if diesel engines are proposed (which is presently the system of choice for data centers), will the engines meet EPA Tier 4 emissions standards?
24. Describe the emissions control systems proposed in detail. Submit the system brochures and operations and performance data.
25. Present detailed calculations of emissions of criteria as well as hazardous and/or toxic air pollutants?
26. If the emergency backup electricity production systems require periodic maintenance and readiness testing, describe the schedule in detail?
27. Will the public be provided detailed civil and architectural drawings of the facility?
28. Will the facility build an electrical substation on site?
29. How many electrical breakers are proposed for the substation, and what inert gas will be used in each? What amount of gas will be charged to each breaker (lbs of inert gas), and what is the known or expected leak rate (% wt/yr)?
30. Submit a summary of the air quality impact modeling (with input and output files, processed met data files, etc.), which shows compliance with all state and federal air

quality standards, as well as any modeling used to show compliance with any applicable hazardous or toxic exposure standard?

31. Was a health risk assessment completed? If no, why not?
32. Submit the regulatory compliance analysis which addresses the applicability with state and federal air quality and public health regulations, and the method of projected compliance with each?

Noise Pollution Effects of Data Centers on Nearby Residents

The rapid expansion of data centers, particularly those supporting AI and cryptocurrency mining, has introduced a significant environmental challenge: **offsite noise pollution**. Unlike traditional industrial noise that might follow a 9-to-5 schedule, data centers operate 24/7, creating a relentless acoustic footprint that can affect residents living hundreds of feet—or even miles—away.

Primary Sources of Offsite Noise

The noise is rarely from a single source but rather the cumulative output of several industrial-scale systems:

- **Cooling Systems (HVAC):** High-velocity fans, chillers, and cooling towers are the main culprits. They emit a constant, high-decibel "jet-engine" whine to prevent servers from overheating.
- **Low-Frequency Hum:** A dominant characteristic of data center noise is a persistent low-frequency drone (20–500 Hz) caused by thousands of internal server fans and power supplies.
- **Backup Generators:** Large diesel or natural gas generators, used for emergencies or "demand response" during peak grid stress, can reach levels up to **105 decibels** (comparable to a jet flying overhead).
- **Gas Turbines:** Newer facilities (like xAI's "Stargate") sometimes use on-site natural gas turbines for primary power, which add a heavy mechanical roar to the local environment.

Health and Quality of Life Impacts

Residents near facilities in states like **Ohio, Texas, and Virginia** have reported a range of physical and psychological effects:

Impact Category	Specific Effects Reported by Residents
Physical Health	Increased blood pressure (hypertension), cardiovascular stress, headaches, and migraines.
Auditory Issues	Tinnitus (ringing in the ears), ear pain, and in rare cases of extreme exposure, vertigo or fluid drainage from ears.
Sleep & Mental Health	Severe insomnia due to 24/7 humming, elevated anxiety, irritability, and "broken heart syndrome" (stress-induced heart failure).
Cognitive Impact	Impaired concentration and decreased academic performance in children living nearby.

The "Low-Frequency" Problem: Standard decibel meters often use "A-weighting" (dBA), which mimics human hearing but fails to capture the full intensity of low-frequency sounds. These waves travel through walls and windows more easily than high-pitched sounds, making them nearly impossible for residents to block with earplugs or standard home insulation.

Mitigation and Regulation Challenges

Many communities are finding that existing noise ordinances are ill-equipped to handle the unique nature of data centers:

- **Zoning Gaps:** Data centers are often classified as "tech offices" rather than "heavy industrial," allowing them to be built much closer to homes (sometimes within 50–100 feet).
- **Measurement Standards:** Local laws often limit noise to 50–60 dB, but because the noise is constant and occurs at night when ambient levels are low, it feels much louder and more intrusive to residents.
- **Technical Solutions:** Effective mitigation requires specialized sound-absorptive barriers (rather than reflective concrete walls that bounce sound elsewhere), liquid immersion cooling to eliminate fans, and "acoustic louvers" on exhaust vents.

Recent pushback has led some townships, such as Jerome Township in Ohio, to pause new developments until more stringent noise and infrastructure studies can be completed.

Noise Effects on Data Center Employees

While a quiet office is about **50–60 dB**, data centers are significantly louder due to the compounding effect of thousands of high-speed fans.

- **General Server Areas:** Average levels often range between **75 and 85 dB**.
- **Inside/Near Server Racks:** Levels can escalate to **92–96 dB**.
- **Mechanical Rooms:** Areas with backup generators or large-scale chillers can exceed **105 dB**, equivalent to a jet flyover.

Regulatory Standards & Requirements Employers are legally required to manage noise exposure under OSHA 1910.95.

Standard	Trigger Level	Requirement
Action Level	**85 dB** (8-hr average)	Employers must implement a **Hearing Conservation Program**.
Permissible Exposure Limit (PEL)	**90 dB** (8-hr average)	Employers **must** use engineering controls or mandatory PPE.
NIOSH Recommendation	**85 dB** (8-hr average)	Stricter scientific recommendation using a **3 dB exchange rate** (meaning every 3 dB increase halves safe exposure time).

The Hearing Conservation Program

If noise levels reach the **85 dB** "Action Level," the facility must provide:

- **Regular Monitoring:** Sound surveys to identify high-risk zones.
- **Audiometric Testing:** Annual hearing tests for employees to detect early signs of "standard threshold shifts" (hearing loss).
- **Training:** Education on the effects of noise and the proper use of earplugs or muffs.
- **Free PPE:** Providing a variety of hearing protection devices at no cost to the worker.

Hearing Protection Solutions

Because data center technicians often need to communicate while working, standard "foamies" (disposable earplugs) are sometimes insufficient or impractical.

- **Electronic Noise-Cancelling Headsets:** These are increasingly popular as they filter out the constant hum of fans while allowing face-to-face conversation or radio communication.
- **High-Fidelity (Musician's) Earplugs:** These reduce the volume (decibels) evenly across frequencies, making it easier to hear coworkers' voices compared to standard foam plugs.
- **Dual Protection:** In extremely loud areas (like generator rooms during testing), "double protection"—wearing earplugs underneath earmuffs—is often required.

Best Practices for Facilities

- **Engineering Controls:** Using "Buy Quiet" roadmaps to select lower-noise cooling fans or installing acoustic blankets/enclosures around loud equipment.
- **Administrative Controls:** Rotating staff so no single person spends a full 8-hour shift in the loudest "hot aisles."
- **Visual Indicators:** Placing "Hearing Protection Required" signs at the entrance to server halls or specific high-decibel zones.

I suggest that the Planning Commission members as well as the City Council members read the following article on data centers in Texas.

https://texashousers.org/2025/10/08/data-centers-opportunity-zones-texas-gap/
dated10/8/25.

I reserve the right to submit further inquiries to the Planning Commission and City Council as appropriate.

Respectfully Submitted,

Richard B. Booth

Resident-Emory Farms Subdivision
109 Emory Stable Dr.
Hutto, Tx. 78634

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Gregory Eller

Address: 237 Hyltin Street

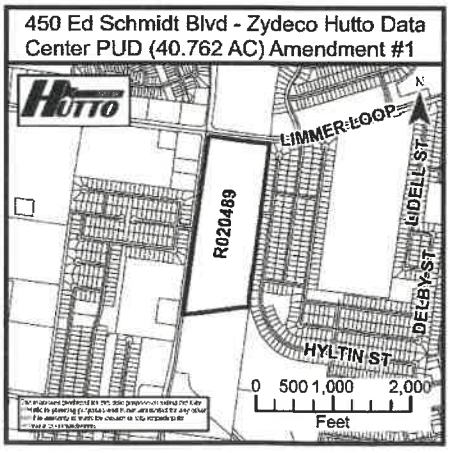
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

Noise pollution
air pollution
Light pollution
House devaluation

SITE LOCATION MAP



Yvette Glover

From: James & Cheri Fox <jandcfox@gmail.com>
Sent: Tuesday, April 7, 2026 10:57 AM
To: Planning
Subject: Data Center

Some people who received this message don't often get email from jandcfox@gmail.com. Learn why this is important

We do not want another Data Center in Hutto! The amount of water and electricity required to run one is not sustainable given that we are in constant water restrictions as it is. As a homeowner in Hutto I do want responsible growth that makes our city thrive. A Data Center is just a large building that does not support the local residents and takes away valuable resources.

Please vote NO on the new Data Center.

Thank you,

--
Cheri Fox

Yvette Glover

From: Janice Francis <janicek98@icloud.com>
Sent: Tuesday, April 7, 2026 9:24 AM
To: Planning
Subject: Data center

[Some people who received this message don't often get email from janicek98@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I own 3 pieces of property in downtown Hutto and lived there for almost 30 years, there’s been enough damage to Hutto NO!!!!!!! To data center

Janice Francis

Yvette Glover

From: Jennifer Freeman <jen.d.freeman@gmail.com>
Sent: Tuesday, April 7, 2026 3:52 PM
To: Planning
Subject: No data centers in neighborhoods

Some people who received this message don't often get email from jen.d.freeman@gmail.com. Learn why this is important

Days centers do not belong sandwiches between residential neighborhoods. Please do not approve zoning changes and allow this to happen!

Vote no on this change. Put the data center elsewhere, not in residential areas. This is so wrong!!

Yvette Glover

From: Danielle Froehlich <nellifro@gmail.com>
Sent: Friday, April 3, 2026 9:06 AM
To: Planning
Subject: April 7th 2026 rezoning

Some people who received this message don't often get email from nellifro@gmail.com. Learn why this is important

Hello
I object to rezoning to Zydeco Hutto Data Center on 450 Ed Schmidt. Hearing date april 7th 2026.

No data centers in neighborhoods. This will affect the desire for future buyers in this area impacting those who own. Place this elsewhere not close to single family homes. My house does look directly out at this site. Nobody in Hutto wants this. Do what is right.

Thank you,
Danielle Froehlich
1003 Gray Fox Cv, Hutto, TX 78634

Yvette Glover

From: Cheney Donohoe <cheneyd27@yahoo.com>
Sent: Tuesday, April 7, 2026 8:24 AM
To: Planning
Subject: Zydeco DC-objection

[Some people who received this message don't often get email from cheneyd27@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello, I'm writing to express my objection to the zoning change for the proposed Data Center to be located at the SE corner of Ed Schmidt & Limmer Loop.
I live in the Emory Farms neighborhood to the west of the proposed site.
I'm sure you've received multiple communications on this matter so I will attempt to keep my reasons brief:
1) Industrial next to residential is poor planning-as evidenced by the multitude of issues with Emory Farms & the adjacent Innovation Business Park
2) this use does not align with the FLUM-which was developed with staff and consultant expertise to ensure effective city planning for Hutto; there are other areas of the city that are not only more appropriate, but designated for this type of use.
3) Impacts- I can appreciate the property tax and low infrastructure implications of this use vs the current zoning and previously proposed development, however, this industrial use does not align with the FLUM, which has been leveraged to influence how the City plans its infrastructure and prioritizes projects. The mixed use designation is planned for with the planned improvements to both Ed Schmidt & Limmer Loop, which will likely still be required due to the additional residential and commercial developments still to come along both of those corridors. It's also highly likely that similar mixed use development will occur somewhere else in the City if not here anyway so the infrastructure impacts would just be displaced not completely forgone.
4) What you see is not always what you get-in my research I have found conflicting information from various sources so I'm not confident that what is being shared thus far is an accurate representation of what we would actually get. Some examples include the site plan vs the setbacks being touted by supporters of this development; the "single story building" that's been presented which looks more like an office building, while the developer has provided renderings of the proposed development, my understanding is that the details included in the PUD allow for a very different development that is much taller and doesn't require the building finishes that are featured in the developer's renderings. This is concerning for a variety of reasons. I urge you to also review and discuss the actual development details being put into the PUD for a more accurate representation of what this development is likely to be, a 60-foot tilt wall building with a row of large diesel generators along the back closest to the neighborhood.
5) Property values-while the development may not significantly impact the assessed taxable value of the adjacent residential properties, it will absolutely affect the market value. When those residents go to sell their homes, they will likely have to sell below market due to the industrial neighbor. I have witnessed this first-hand in Emory Farms, the homes located adjacent to the Oncor substation and Innovation industrial park list and sell below market every time. Just as having desirable uses and amenities located in close proximity would have the opposite effect.
6) Restrictions for other development-yes, the power lines provide an additional consideration or even challenge to the planned mixed use development, however, I have seen multiple site-plans that were able to produce a successful layout for mixed-use development so I feel confident that the right developer will be able to maximize the available property. Leveraging this argument to support the data center feels like a cop-out and there is evidence to the contrary.

Please look out for your neighbors and the future of this community and do not support this data center development.

Thank you,
Cheney Gamboa
427 Farm Creek Dr.

Sent from my iPhone

Yvette Glover

From: Brandy Gates <alanagates@yahoo.com>
Sent: Tuesday, April 7, 2026 8:56 AM
To: Planning
Subject: Opposition to Proposed Data Center in Residential Area

Some people who received this message don't often get email from alanagates@yahoo.com. Learn why this is important

Dear Hutto Council Members / Planning Commission / Zoning Board / Project Review Team,

I am writing to formally express my opposition to the proposed data center planned for development within a residentially zoned area.

While I understand the importance of technological infrastructure and economic growth, locating a large-scale data center in close proximity to established homes raises significant concerns that warrant careful consideration.

First, data centers are industrial-scale facilities that introduce continuous noise from cooling systems and backup generators, increased truck traffic, and heightened utility demands. These impacts are incompatible with the reasonable expectations of residents in a neighborhood designed for housing, quiet enjoyment, and safety.

Second, the project raises infrastructure and environmental concerns. Data centers require substantial electricity and water resources and often rely on diesel generators for redundancy. These factors can strain local infrastructure, increase emissions, and compromise environmental and public health standards in an area not planned for industrial use.

Third, this development sets a troubling land-use precedent. Allowing an industrial facility in a residential area undermines zoning protections that homeowners rely on to preserve property values, neighborhood character, and long-term community planning goals.

Finally, residents deserve transparency and meaningful engagement in decisions that materially affect their living environment. To date, many community members feel their concerns have not been adequately addressed or mitigated.

For these reasons, I strongly urge you to reconsider approval of this project at its current location and to explore alternative sites zoned for industrial or commercial use where such facilities are more appropriate.

Thank you for your time and for your consideration of the residents who will be directly impacted by this decision.

Respectfully,

Brandy Berkoz
Hutto/Round Rock Resident

Yvette Glover

From: Stephanie Gonzalez <stephaniemg431@gmail.com>
Sent: Monday, April 6, 2026 9:35 PM
To: Planning
Subject: I OBJECT THE DATA CENTER

Some people who received this message don't often get email from stephaniemg431@gmail.com. Learn why this is important

To whom it may concern, as a fellow resident of Hutto TX I absolutely refuse and DECLINE for the data center to be built. I cannot stress this enough - how bad of an idea this will be. Do NOT pass this proposal. you do not have my vote!

Sincerely,
a concerned citizen of Hutto

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
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Rec'd 03/23 via hand delivery

Name: Peter Gordon

Address: 220 Hylton Street, Hutto, TX 78634

☒ **I AM IN FAVOR**

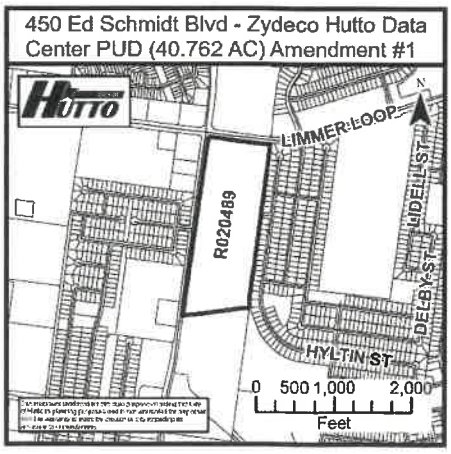
☐ **I OBJECT**

Write comments below, attach additional pages if needed.

1. Significantly lower Water usage than current zoning
2. Significantly lower traffic than current zoning
3. Significantly higher Tax revenue than current zoning,

Please approve.

SITE LOCATION MAP



Yvette Glover

From: Pearl Grewal <pearlgrewal@live.com>
Sent: Friday, March 27, 2026 9:58 PM
To: Planning
Subject: Zydeco hutto data Center

Good morning,

My address is 2725 Limmr loop, Hutto

I am writing to strongly oppose the proposed Zydeco data center project in Hutto.

This type of development is not a good fit for this area. Data centers are large, low-activity uses that do not support a vibrant or growing community. They bring very limited jobs and little daily economic benefit compared to other types of development.

At the same time, they place heavy demand on critical resources. Approving a project like this in the wrong location could limit better development opportunities in the future and negatively impact the area's long-term growth.

I respectfully urge the City to reject this proposal or require it to be located in a more appropriate area.

Thank you for your time and consideration.

Best Regards,
Pearl

Yvette Glover

From: Jedi Hammond <jedi@jhgwoodcraft.com>
Sent: Monday, April 6, 2026 8:05 PM
To: Planning
Subject: Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment

Some people who received this message don't often get email from jedi@jhgwoodcraft.com. Learn why this is important
Hello, my name is Jedidiah Hammond, I live at 410 farm Creek drive, Hutto Texas 78634.

In regards to: Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment
Meeting: Tuesday, April 7, 2026
Department: Development Services

And I wanted to let you know that I am not in favor of the data center going in or the rezoning for that purpose at all.

Thank you

Jedi Hammond
Https://JHGWoodCraft.com
737.808.1452

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
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PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.*php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Linell Hurtado

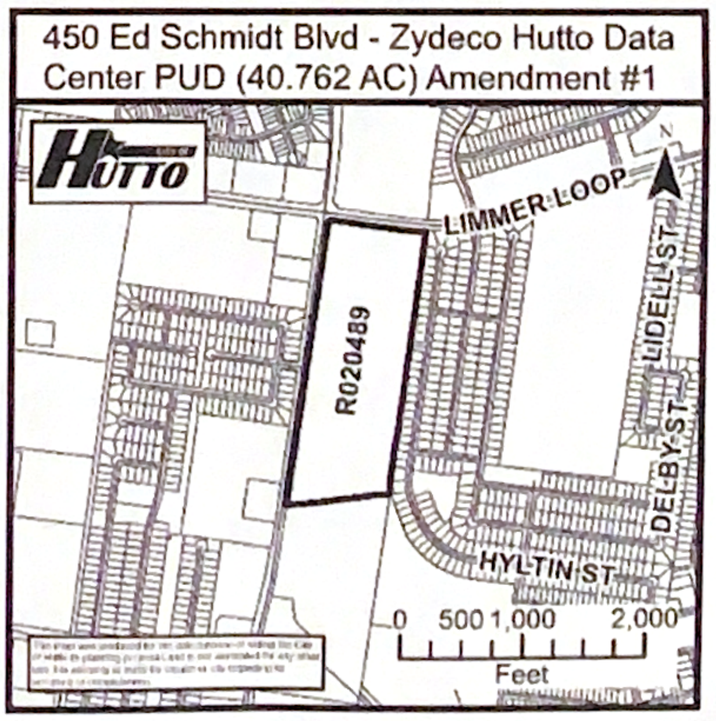
Address: 205 Anderson St. Hutto 78634
mailing – 10414 Bell Mt. Dr
Temple, TX 76502

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Louise Howell

Address: 319 Hyltin St. Hutto, TX 78634

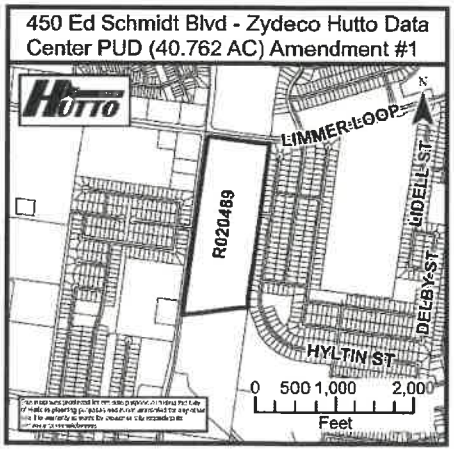
☐ **I AM IN FAVOR**

☒ **I OBJECT**

March 30, 2026

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Yvette Glover

From: Josh Hutchins <joshuadhutchins@gmail.com>
Sent: Friday, April 3, 2026 11:41 AM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from joshuadhutchins@gmail.com. Learn why this is important

I'm writing to ensure my family's obiection to this project is counted in the vote. The hearing will be held on April 7, 2026 (Planning and Zoning Commission) and May 7, 2026. My name is Josh Hutchins and I reside at 605 Open Range Drive, Hutto, TX 78634. I am also emailing in place of my wife Cathy, who is working at the moment and will be out of town on both hearing dates. We again strongly OBJECT to this project and want to ensure our votes are counted.

While I love Hutto and the people that make all the small businesses and neighborhoods in this town great, I am highly, deeply disappointed in the conduct and philosophy of our elected officials. Since the time that we moved here in 2018, we have seen decision after decision made with political expedience and short term planning on mind, while the infrastructure of Hutto remains stagnant and the zoning is handled in a sloppy manner that seems to have no thought or care for the residents that have to live in the nearby neighborhoods. Data centers have time and again brought high levels of noise and increased water prices, despite developer promises to the contrary, and will certainly have a negative impact on property values in the surrounding neighborhoods (including ours).

If this development is not moved or declined, it will send a clear signal to the citizens of Hutto that our quality of life is not as valued or considered as that of developers and politicians.

Thank you for your time and consideration.

Josh Hutchins

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **APRIL 7, 2026**
CITY COUNCIL ON: **MAY 7, 2026**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

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==========

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Andrew & Lyndsay Ingrassia

Address: 245 Hylton St.

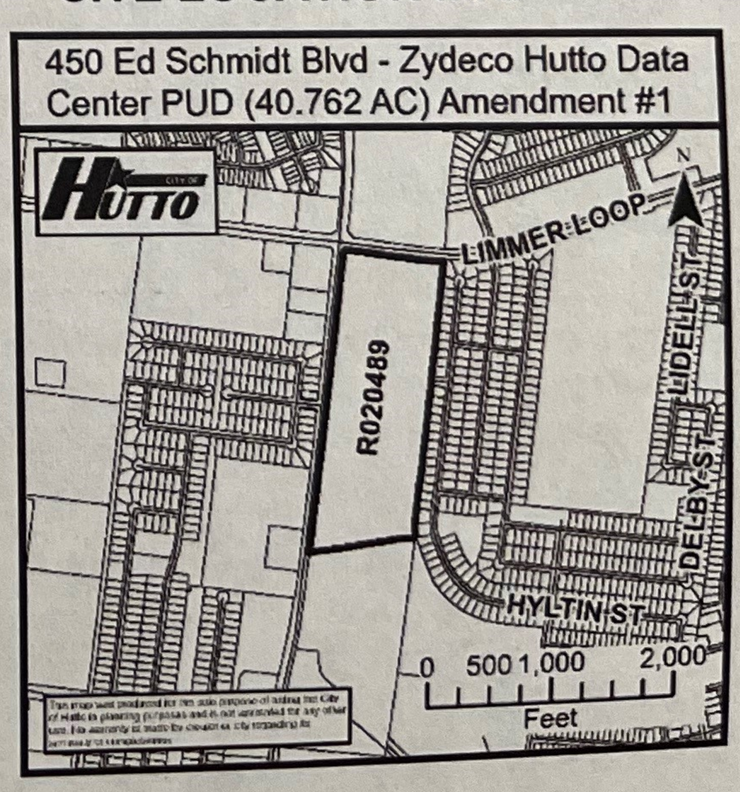
☐ ***I AM IN FAVOR***

☒ ***I OBJECT***

Write comments below, attach additional pages if needed.

DO NOT Put a Data Center behind my house!! y'all are ridiculous!

SITE LOCATION MAP



Yvette Glover

From: Valerie Juarez <valerie.m.juarez@gmail.com>
Sent: Tuesday, April 7, 2026 4:08 PM
To: Planning
Subject: Object to re-zoning for Zydeco Hutto Data Center PUD

Some people who received this message don't often get email from valerie.m.juarez@gmail.com. Learn why this is important

Valerie Juarez
304 Hyltin St
Hutto, TX
409-673-6588
valerie.m.juarez@gmail.com

Hello,

I want to register my strong objection to a data center on Ed Schmidt. Blvd. As a 10 year resident, I think something that encourages economic activity should be built there, if anything. I think a data center center so close to the city diminishes its character, as well.

I join with many of my neighbors asking you to say no to this measure.

- Valerie Juarez

Yvette Glover

From: Jenn Klos <jennklos@gmail.com>
Sent: Tuesday, April 7, 2026 12:43 PM
To: Planning
Subject: Against the data center

[Some people who received this message don't often get email from jennklos@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

My vote would be against the data center.

For those who have concerns about the zoning meeting TODAY for the proposed data center: the meeting is TODAY at 7pm at city hall. If you can’t make it but want to be heard please email planning@huttotx.gov Your voice and opinion matter!

Yvette Glover

From: Vanessa V. Law <vanessav9181@gmail.com>
Sent: Tuesday, April 7, 2026 9:12 AM
To: Planning
Subject: Concerns: Proposed Data Center

Some people who received this message don't often get email from vanessav9181@gmail.com. Learn why this is important

To whom it may concern,

As a Hutto resident, I have seen the conversations around a proposed data center. Frankly, I had to share my belief that there is not enough good coming out of this proposal. Research has shown what a resource drain a data center can be on communities and how detrimental a data center is environmentally.

Key cons against:
- increases in already expensive utility rates
- resource consumption
- devaluation of surrounding homes
- climate concerns

This is not the time to fall into this trap.
Hutto deserves better.

https://www.lincolninst.edu/publications/land-lines-magazine/articles/land-water-impacts-data-centers/
https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf
https://news.cornell.edu/stories/2025/11/roadmap-shows-environmental-impact-ai-data-center-boom
https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/

Regards,

Vanessa Law

Yvette Glover

From: Judy Long <jatrl4@gmail.com>
Sent: Thursday, April 2, 2026 2:53 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development (PUD)

Some people who received this message don't often get email from jatrl4@gmail.com. Learn why this is important

I oppose the development of the Hutto Date Center at 450 Ed Schmitt Blvd. This is not a good development for Hutto. We do not have the resources to support this.

--
Judy Long

Yvette Glover

From: katherinne L. <lunakatherinne@gmail.com>
Sent: Tuesday, April 7, 2026 12:50 PM
To: Planning
Subject: Zoning meeting

Some people who received this message don't often get email from lunakatherinne@gmail.com. Learn why this is important

Good afternoon.

I will be trying to make it to the meeting today. However, my job hours might change and get in the way. I reside at 745 carol drive, Hutto, Texas.

I am opposed to the Data center.

any other details on my personal information I will be glad to provide.

Katherinne Love
745 Carol Dr.
Hutto, Texas 78634

--

Learning is more than the acquisition of the ability to think; it is the acquisition of many specialized abilities for thinking about a variety of things

Lev Vygotsky

Yvette Glover

From: jennifer lynne <jennlynne416@yahoo.com>
Sent: Tuesday, April 7, 2026 3:53 PM
To: Planning
Subject: data center

Some people who received this message don't often get email from jennlynne416@yahoo.com. Learn why this is important

Hello,
My name is Jennifer Heeb and I have lived on Mallard Cove in Hutto since 2009. I have seen Hutto go through many changes over the years but having a data center right smack in town is something I pray does not happen. . Many Hutto residents agree.
Please do not allow this to go through.

Thank you for your time.

Yvette Glover

From: felinesthree@austin.rr.com
Sent: Thursday, March 26, 2026 6:57 PM
To: Planning
Subject: NO! to the data center on Ed Schmidt!

Some people who received this message don't often get email from felinesthree@austin.rr.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

To Whom It May Concern:

Are you nuts? You want to put a data center in the middle of neighborhoods and schools? NO!

Put it out toward Taylor or out by the Covert car dealership. Better yet, put it next to the dump on 1660. That makes more sense than in the middle of neighborhoods.

I live just east of Ed Schmidt and just north of Limmer Loop in the Hutto Town Square subdivision. I do not want a data center near me. It will destroy my property value. It will destroy our neighborhood. Shame on you for even considering putting a data center anywhere near residential homes, schools, and busy streets.

Support your citizens, not big corporations.

Please respond. And, by the way, I did not any advanced notice from you about this. I had to read about it on Facebook. Again, you should be ashamed of yourselves.

Thank you.

Sincerely,

Mark Lyons
304 Westfield Street
Hutto, Texas 78634

Yvette Glover

From: Heather Magana <heathermagana@gmail.com>
Sent: Monday, April 6, 2026 1:12 PM
To: Planning
Subject: NO to the Data Center

Some people who received this message don't often get email from heathermagana@gmail.com. Learn why this is important

Vote no to rezone the land in question from residential to data center.

Listen to your citizens.

Respectfully,
heather magana
Hutto resident for 24+ years

Yvette Glover

From: Sandra Mahlmann <mahlmanns@yahoo.com>
Sent: Sunday, April 5, 2026 4:55 PM
To: Planning
Subject: Upper Schmidts Creek PUD

Some people who received this message don't often get email from mahlmanns@yahoo.com. Learn why this is important

Meeting April 7th,
Sandra Mahlmann
311 Hyltin St.

I am in FAVOR

Thank you

Yahoo Mail: Search, Organize, Conquer

Yvette Glover

From: Maureen Mahoney <mmahoney319@gmail.com>
Sent: Saturday, March 28, 2026 10:24 AM
To: Planning
Cc: Maureen Mahoney; PS Property Management Company, Inc.
Subject: Resident response to Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from mmahoney319@gmail.com. Learn why this is important

To the Members of the Planning and Zoning Commission and City Council,

As I will not be able to attend the April 7, 2026 meeting with the Planning and Zoning Commission, I am writing to formally and emphatically object to the proposed construction of a data center on the 40.76-acre site located approximately 30 feet from the rear of my residence. This proposal is deeply concerning and wholly incompatible with the character, safety, and livability of our established residential neighborhood. I will be attending the May 7, 2026 City Council Meeting to voice these same concerns.

Placing an industrial-scale data center in such close proximity to homes raises serious and far-reaching issues that cannot be overlooked:

First and foremost, the constant noise generated by data centers—particularly from cooling systems, backup generators, and mechanical equipment—poses a significant and ongoing disturbance. These facilities operate 24/7, meaning residents would be subjected to persistent humming, vibration, and intermittent high-decibel noise that will severely degrade quality of life and disrupt sleep.

Additionally, data centers require substantial electrical infrastructure and backup power systems, often including diesel generators that are tested regularly. This introduces concerns about air quality, emissions, and potential health impacts for nearby residents. The environmental burden of such a facility, including heat generation and energy consumption, is entirely out of scale with a residential setting.

While two sides of the proposed site are bordered by highly traveled roadways, the remaining sides directly abut residential backyards. This makes the proximity and impact on homeowners especially acute. Residents would bear the full brunt of noise, lighting, visual intrusion, and operational impacts at an extremely close distance, with little to no meaningful buffer.

The visual impact cannot be ignored. A data center of this size will likely consist of large, windowless structures, extensive fencing, industrial lighting, and security infrastructure. This will fundamentally change the character of the neighborhood, replacing a residential-appropriate environment with an imposing industrial complex. Property values will almost certainly decline as a result.

There are also legitimate concerns regarding safety and risk. Data centers house significant electrical systems and backup fuel supplies, creating potential fire hazards. The proximity—just 30 feet from homes—is alarming and leaves little margin for error in the event of an incident, especially with the number of children that live in the neighborhood.

Finally, the placement of this facility demonstrates a troubling disregard for zoning principles and community planning. Industrial or high-intensity commercial uses belong in appropriately designated areas, not directly adjacent to residential neighborhoods. Approving this project would set a dangerous precedent and erode trust in the city's commitment to responsible development.

For all of these reasons, I strongly urge the Planning and Zoning Commission and City Council to reject this proposal. The negative impacts—noise, environmental concerns, safety risks, visual intrusion, and decreased property values—far outweigh any potential benefits.

Our neighborhood deserves to be protected. I ask that you uphold the integrity of your planning standards and prioritize the health, safety, and well-being of the residents you serve.

Sincerely,

Maureen P. Maunoey

Case name: Zydeco Hutto Data Center Planned Unit Development

Pubic Hearing Date: April 7 and May 7, 2026

Name and Address: Maureen Mahoney; 515 Hyltin St., Hutto, TX 78634

Yvette Glover

From: Juan Maldonado <juan.maldonado.jmjr@gmail.com>
Sent: Tuesday, April 7, 2026 6:52 AM
To: Planning
Subject: Zydeco Hutto Data Center PUD

[Some people who received this message don't often get email from juan.maldonado.jmjr@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Zydeco Hutto Data Center PUD
Planning & Zoning Commission HearingDate: 4/7/26 Juan Maldonado
402 Hyltin St
Hutto TX 78634

To whom it may concern:

Please let this email serve as a notice that I object the rezoning of Schmidt’s Creek PUD.

Juan Maldonado
512-736-1688

Yvette Glover

From: Mark Marcos <marktmarcos@live.com>
Sent: Tuesday, April 7, 2026 4:58 PM
To: Planning; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner; Hutto Communications
Subject: Opposing the Data center on Ed Schmidt Blvd

[Some people who received this message don't often get email from marktmarcos@live.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern,

My name is Mark Marcos and I'm a resident in Hutto at Hutto Town Square for many years now.

I'm sending you all this email to express my opposition to the new data center plans on Ed Schmidt Blvd. All researches show the extreme negative impact this would have on our community. Please do well by our community and city and reject the data center plans. Instead please consider other beneficial businesses for our community, such as children indoor activities or the much needed grocery store.

Thank for your attention to this matter.

Best regards,
Mark

Yvette Glover

From: Christin Markiewicz <christin.terech@gmail.com>
Sent: Sunday, April 5, 2026 8:32 PM
To: Planning
Cc: Mike Markiewicz
Subject: Objection Zydeco Data Center Rezoning

[Some people who received this message don't often get email from christin.terech@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing to formally oppose and object to the proposed rezoning for the Zydeco Hutto Data Center Development at 450 Ed Schmidt Boulevard.
The health and environmental impacts of this proposed development extend far beyond the residents located within 200 feet of the site, as stated in the notice. That position is inaccurate and unsupported. The potential effects of a data center of this scale have been studied in other communities for years and may include air pollution, noise pollution, light pollution, and water-related concerns, including risks associated with chemicals used in cooling systems.
The surrounding area includes hundreds of homes within a one-mile radius, as well as a middle school and an elementary school. Placing a data center in this location could negatively affect nearby residents, students, and families through environmental disruption, health concerns, and declining property values.
This site is an extremely poor choice for a data center and reflects a troubling disregard for the health, safety, and welfare of the taxpaying citizens of Hutto, especially those who live and work within approximately 2,500 feet of the facility.
Other than potential revenue for the city, this proposal offers little meaningful benefit to the surrounding community. There are many alternative uses for this property that could provide a positive impact for both residents and the city as a whole. There are also other locations within Hutto that would be more appropriate for a data center and would not place nearby families at unnecessary risk.
For these reasons, I strongly urge the City Council to deny the proposed rezoning for the Zydeco Hutto Data Center Development at 450 Ed Schmidt Boulevard.

Michael and Christin Markiewicz
700 N Emory Cove
Hutto, Tx 78734

Yvette Glover

From: Matthew Martin <martin.matthew.david@gmail.com>
Sent: Tuesday, April 7, 2026 10:52 AM
To: Planning
Subject: Re: Matthew Martin (228 Hyltin Street): Comments for 04/07/26 Public Hearing
Attachments: Matthew Martin (228 Hyltin) - Zydeco 04-07-26.pdf

Some people who received this message don't often get email from martin.matthew.david@gmail.com. Learn why this is important

Hello Again,

I saw that in order for my comments to count, I would need to include the following:

Matthew Martin
228 Hyltin St, Hutto, TX 78634
619-495-6801
martin.matthew.david@gmail.com

Please see PDF attached for my comments.

Thank you kindly,

On Sat, Apr 4, 2026 at 8:53 PM Matthew Martin <martin.matthew.david@gmail.com> wrote:

> Good Evening Planning and Zoning Commission,
>
> I hope all is well. This is Matthew Martin (228 Hyltin Street).
>
> I plan on attending the 04/07/26 public hearing (regarding the PUD amendment request for "Zydeco Hutto Data Center Planned Unit Development"), and wanted to forward you an electronic version of the comments I plan on presenting.
>
> This being the first time going to a public hearing, is there anything specific I should know regarding signing up/procedures? I plan on arriving at 6:30PM.
>
> Thank you for the opportunity,
> Matthew Martin

Yvette Glover

From: Matthew Martin <martin.matthew.david@gmail.com>
Sent: Saturday, April 4, 2026 8:53 PM
To: Planning
Subject: Matthew Martin (228 Hyltin Street): Comments for 04/07/26 Public Hearing
Attachments: Matthew Martin (228 Hyltin) - Zydeco 04-07-26.pdf

Some people who received this message don't often get email from martin.matthew.david@gmail.com. Learn why this is important

Good Evening Planning and Zoning Commission,

I hope all is well. This is Matthew Martin (228 Hyltin Street).

I plan on attending the 04/07/26 public hearing (regarding the PUD amendment request for "Zydeco Hutto Data Center Planned Unit Development"), and wanted to forward you an electronic version of the comments I plan on presenting.

This being the first time going to a public hearing, is there anything specific I should know regarding signing up/procedures? I plan on arriving at 6:30PM.

Thank you for the opportunity,
Matthew Martin

Matthew Martin
228 Hyltin Street
Hutto, TX 78634

Good Evening All, pleased to meet you. My name is Matthew Martin, you may have seen me on the HOA Team's Meeting call with Zydeco last week.

My primary concern is in regards to sound levels, particularly as current Hutto Ordinances do not speak to C-Weighted decibel limits (which cover the low drum vibrations of Data Centers).

Zydeco brought up a good point during this meeting, in that I did not have a proposal for what the limit SHOULD be. Thus, I conducted some research on how other city ordinances handle this issue.

I found the language in Buda's ordinance to be quite agreeable, as noted:

> "For any sound source regulated by this article, the C-weighted sound level (dBC) shall not exceed the A-weighted sound level (dBA) when measured at the real property line of the property from which the sound is generated."

In terms of the quantitative limit, I did note that Zydeco's presentation (slide 19) had the following language:

> "For reference sound levels at the property boundary are expected to be below approximately 40 dB(A), which is comparable to a quiet residential environment."

My suggestion would thus be that the sound limit at the property boundary be under BOTH 40 dB(A) and 40 dB(C).

In addition, I would stipulate that the baseline measurement would be in the dead of night 3am and also at an elevation of a 2nd story home, as sound would travel directly to folks second story rooms (not being blocked by fences for example).

I would also include a stipulation for a 3rd party acoustic engineer to perform a Predictive Noise Impact Assessment. Also, stipulation on how ongoing testing would be performed to ensure this data center remains compliant, along with what the penalties and potential shut-down procedures would entail for continued violation.

In addition to my sound concern above, I am seeking clarification on if this upcoming vote "triggers" the vested rights statute of Local Government Code Chapter 245.

Specifically, Sec 245.002(a)(2)

Which in summary provides grandfathering protections for

(2) a plan for development of real property or plat application is filed with a regulatory agency.

My concern here is that the amendment request for the “Planned Unit Development” fits (a)(2) language of “a plan for development.”

As I’m understanding this, any stipulations that you wish to “include in the PUD” would need to be addressed via altering the present amendment request being voted on May 7th. To emphasize, I have concerns that if we vote to approve on May 7th, we would no longer be able to add stipulations to the PUD, instead being beholden to our present insufficient ordinances.

If this is the case, we should deny **this** specific amendment request, adjusting to a more agreeable amendment request before go-forward.

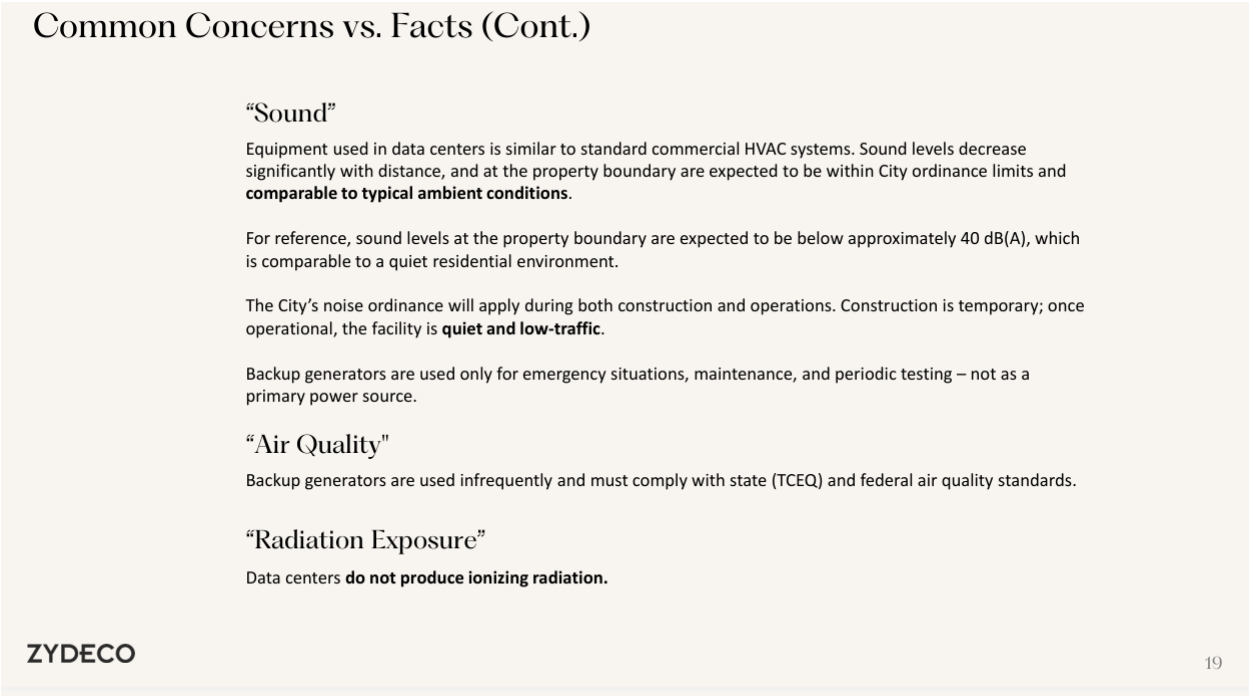
Thank you for your time and consideration.

References:

- Chapter 245

https://statutes.capitol.texas.gov/?tab=1&code=LG&chapter=LG.245&artSec=245.002

- Zydeco Slide 19



- Buda Ordinance § 14.04.003 (c)

https://ecode360.com/49502142

From: Pete Moreno
To: Planning
Cc: Pete Moreno
Subject: Data center Zoning Opposition
Date: Monday, April 6, 2026 5:12:10 PM

Some people who received this message don't often get email from petemorenoiii@outlook.com. Learn why this is important

To the Hutto Planning and Zoning Commission,
As a resident and a person that works in the technical field, with experience in data centers, I have put together a brief opposition for you to consider. From experience, I can tell you that Hutto will regret approving any data centers and its residents will be very angry. Especially those that would be living near the proposed site. Hutto already has water issues and any data center would overwhelm and compound our water issues, along with MANY other problems this would cause. Please read below for true and realistic outcomes and please DO NOT approve any zoning for data centers. Thank you!

Having a data center nearby can bring jobs and infrastructure—but there are definitely trade-offs that cities and residents often feel. Here's a clear breakdown of the main downsides:

1. Massive Energy Consumption

- Data centers use huge amounts of electricity—sometimes as much as a small town.
- This can strain the local power grid and lead to:
  - Higher electricity costs for residents
  - Increased risk of outages if infrastructure isn't upgraded

2. Heavy Water Usage

- Cooling servers requires a lot of water, especially in hot climates like Texas.
- This can:
  - Stress local water supplies
  - Compete with residential or agricultural needs
- In drought-prone areas, this becomes a serious concern.

3. Noise Pollution

- Constant hum from cooling systems and backup generators
- Noise can be noticeable, especially at night or in quieter neighborhoods
- Some residents report it as a persistent low-frequency disturbance

4. Limited Local Job Creation

- Despite their size, data centers are not labor-intensive
- After construction, they employ relatively few people
- This can disappoint communities expecting large job growth

5. Land Use & Aesthetics

- They take up large areas of land but:
  - Don’t generate much foot traffic or community activity
  - Often look like plain industrial warehouses
- Can reduce land available for housing, parks, or retail

6. Infrastructure Strain

- Increased demand on:
  - Roads (during construction phases)
  - Power grid upgrades
  - Fiber and utility networks
- Local governments sometimes subsidize these upgrades with taxpayer money

7. Tax Incentives vs. Community Benefit

- Cities often offer tax breaks to attract companies like Amazon Web Services, Google Cloud, or Microsoft Azure
- This can mean:
  - Less tax revenue than expected
  - Debate over whether the economic benefit is worth the incentives

8. Environmental Impact

- Heat output (localized warming effect)
- Backup diesel generators can contribute to air pollution
- Large carbon footprint depending on energy source

Bottom Line

Data centers are critical for modern life (cloud, AI, streaming, etc.), but for local communities, the downsides often come down to resource consumption vs. local benefit.

The REAL Bottom Line for Hutto

Pros (why the city wants them):

- Massive investment ($ billions)
- Increased tax base
- Puts Hutto on the “tech map”

Cons (what residents feel most):

1. Water usage (biggest concern locally)
2. Power grid strain (very Texas-specific issue)
3. Rapid suburban → industrial shift
4. Not many long-term jobs
5. Environmental + noise concerns

Straight, honest takeaway

For a place like Hutto, data centers are a classic tradeoff:

They’re great for:

- City revenue

- Tech infrastructure

But for residents, the biggest concern is:

"Are we giving up water, power, and quality of life....,for something that doesn't benefit the citizens of Hutto much?

Pete Moreno

Concerned Citizen of Hutto

Get Outlook for iOS

Yvette Glover

From: Roslyn Nelson <roslynnelson2012@gmail.com>
Sent: Tuesday, April 7, 2026 12:09 PM
To: Planning
Subject: No to Data Center

Some people who received this message don't often get email from roslynnelson2012@gmail.com. Learn why this is important

I'm writing to express my concerns as a long-term resident of the city of Hutto. I just had surgery so I cannot attend the meeting this evening but, I moved here in 2018. Though I left for a couple years for work, I returned to find a very different city. Growth is normal and expected but it seems no one is really considering the negative effects these new developments and now this data center could have. Our resources are already under strain. My power goes out over here in Clark's Crossing whenever the wind blows too hard. It's mind boggling that something as resource draining as a data center is even being considered. Consider the following:

Air pollution - Massive generator emissions

Noise pollution - Data centers are not quietly operating in the shadows. There will be noise above nuisance levels that effect the surrounding neighborhoods

Water usage - Our water is already strained and quality is questionable at times considering how often it comes out of the tap in various colors other than clear. I have a 2 person household and the cost is ridiculously high as it is.

Utility strain - This is a given. As mentioned, power is already fragile in our neighborhood. Yet they keep adding demand without solving current instability.

Property values - Another given. The homes in the surrounding communities will have a depreciation in value. No one wants to live with that in their backyard.

I sincerely hope the views of the residents who call this city home are actually being considered in these decisions. So far from what I've seen that doesn't seem to be the case. I used to love living here and that sentiment is rapidly becoming less true.

Sincerely,
Roslyn Nelson
Concerned Resident

Yvette Glover

From: Alyssa Anguiano <alyssa_a2009@yahoo.com>
Sent: Tuesday, April 7, 2026 6:45 PM
To: Planning
Subject: Data Center Zoning - April 7

Some people who received this message don't often get email from alyssa_a2009@yahoo.com. Learn why this is important

I am writing to voice my opposition to the proposed rezoning of residential land for a data center in the heart of Hutto. While data centers will eventually become a necessary part of our modern infrastructure, placing one in the middle of an established community is unnecessary. This land should be reserved for uses that directly serve our residents, such as housing, parks, or small businesses that enhance our quality of life rather than impede it.

A facility of this scale introduces significant concerns like heat island effects and noise pollution that would disrupt neighboring families. The massive demands these centers place on our water and electricity grids could strain local resources and impact utility costs for residents in Hutto. We should prioritize the long term well being of our neighborhoods by directing industrial developments to more isolated areas.

Alyssa Anguiano

Yvette Glover

From: Peninah B <peggyblumhagen@gmail.com>
Sent: Tuesday, April 7, 2026 6:40 PM
To: Planning
Subject: DATA CENTER

Some people who received this message don't often get email from peggyblumhagen@gmail.com. Learn why this is important

Please do not allow a data center in Hutto. It has too few jobs,
too much water, to much electromagnetic energy, and it will
cause sickness and injury. Home prices will fall. There are many,
many other opportunities to grow the economy and the comfort of residents in Hutto.

If you pass this, I will definitely sell my home as soon as possible (while I still can).

100% disapproval for a data center.

Peggy Blumhagen
1304 Knippa Cove
Hutto, Texas 78634

785-218-2113

peggyblumhagen@gmail.com

Good evening.....

My name is Richard Booth, my address is 109 Emory Stable Dr. Hutto, TX., and I am a resident in the Emory Farms Subdivision which is located directly across Ed Schmidt Blvd from the proposed Zydeco Hutto Data Center PUD.

Generally, I am not opposed to data centers as they are the logical outcome of the technological requirements of the ever-growing complexity of our society.

With respect to the Zydeco Hutto Data Center PUD, I am **opposed** to the approval of the PUD as well as the potential siting of a data center.

I have listened to the presentations as the project proponent talked about power issues, water issues, traffic issues, size comparisons, data center differences, emergency power backup systems, noise issues, and air quality issues.

But, with all of this said, I think the main issue has been overlooked and minimized. So what is the main issue? What we should be asking is this.. Is it appropriate and necessary to locate a data center that will be sandwiched in between four large existing housing developments, in close proximity to an elementary and a middle school, several churches, and a myriad of local businesses? I think the answer to that question is NO, it is not appropriate or necessary. In my opinion, the site represents a very poor choice as a location for a data center, and it certainly conveys a complete lack of concern with respect to the lives and well-being of the residents who live in the nearby subdivisions, whose children will attend the nearby schools, and for the people who work at all of the nearby businesses.

Based upon concerns being addressed by the Texas legislature, i.e., SB6, it may be beneficial for the City of Hutto to step back and wait till data on all of these environmental and siting concerns are dealt with in a responsible manner. Hutto already has a proposed 600 MW hyperscale data center facility being built on the east side of the city. I think that we have done our part with respect to data center developments.

I have previously submitted a set of questions and comments to the Planning Division on the PUD proposal. I have revised these initial comments and am requesting that I be allowed to submit them into the record at this time.

Thank You for the opportunity to participate in tonight's hearing.

Richard Booth April 7, 2026

City of Hutto, Development Services Director, and the Planning Commission
City of Hutto, Mayor and City Council Members
500 West Live Oak St.
Hutto, TX. 78634

Re: Comments on the Proposed Zydeco Hutto Data Center PUD

Pursuant to the Notice received on March 22, 2026, item #2 (before the meeting date), the following comments as requested are submitted for inclusion into the public hearing record for each of the hearings as delineated below.

Planning Commission Hearing Date: April 7, 2026 at 7 PM
City Council Hearing Date: May 7, 2026 at 7 PM

Comments:

1. **I oppose and object** to the proposed Zydeco Hutto Data Center Development at the 450 Ed Schmidt Blvd location.
2. I would hope that the city planning staff as well as the City Council is not under the impression that the impacts of a data center are limited to the residents within 200 ft of the proposed site (as stated in the notice), i.e., a position that is both incorrect and unsupportable.
3. The Zydeco Hutto site is an extremely poor choice for a data center site as it conveys a total lack of concern for the health and welfare of the citizens of Hutto, especially those families that live and work within a 2,500 ft. isopleth around the facility.
4. The following list of data questions needs to be fully and completely answered by the project client, either directly or through the representing developer, in order for the planning staff as well as the City Council to make an informed decision on allowing a **data center (DC)** to be built in such close proximity to substantial residential neighborhoods, schools, churches, and small businesses.

General Design and Air Quality Questions

5. Who is the client that Zydeco Development Corp. is representing?
6. Where will the grid intertie be located?
7. How many data halls are being proposed?
8. What are the exact cooling needs of each data hall as well as the office and admin portions of the proposed building?
9. How will these cooling needs be met, i.e., water based systems (various cooling tower designs), chillers, refrigerated systems, dry cooling, etc.?
10. If chillers or refrigerated systems will be used, what refrigerant will be used, what is it's GWP value, what is the system charge weight for each separate system (lbs of refrigerant), and what is the manufacturers' known or estimated system leak rate (% wt/yr)?

11. If wet (water based) systems are being proposed, what is the total annual estimated water use and how will this amount affect the city's water needs for residents and businesses? Has this impact been discussed with and acknowledged by the water supplier and the City?
12. What is the maximum electrical power needed from the grid to cover the facility IT power needs (megawatts) on an hourly, daily, and annual basis?
13. What is the maximum electrical power needed from the grid to cover the facility mechanical power needs (megawatts) on an hourly, daily, and annual basis?
14. Has the Texas power grid coordinator been appraised of these needs, and what was their response?
15. Will the DC power needs cause the system coordinator to dispatch less efficient electricity generation sources which could cause rate increases, etc.?
16. Will the data center power needs take precedence over the needs of the residents and businesses of Hutto?
17. How will the emergency power needs of the DC facility be met when the grid goes off-line? In other words what type of power generation technology will be installed at the facility, i.e., internal combustion engines, linear generators, fuel cells, solar, BESS, combustion turbines, etc.?
18. If any of the proposed emergency power systems will combust fuel, detail what fuel will be used and amounts to be used?
19. How much fuel will be stored on site (gallons)? Describe the storage systems in detail.
20. Will the civil and architectural drawings and renderings noted below show the locations of these emergency electrical backup systems and fuel storage areas, etc.?
21. Describe the emissions points to the atmosphere. i.e., height above ground, stack orientation (horizontal or vetical), diameter, flow rates, velocities, and temperatures?
22. For each emergency backup system, submit the manufacturers equipment brochure and the operations performance data, test data showing compliance with Texas, and Federal emissions regulations, and any EPA or Texas required certifications?
23. Will these systems be equipped with Best Available Control Technology (BACT)? If not, why not? For example, if diesel engines are proposed (which is presently the system of choice for data centers), will the engines meet EPA Tier 4 emissions standards?
24. Describe the emissions control systems proposed in detail. Submit the system brochures and operations and performance data.
25. Present detailed calculations of emissions of criteria as well as hazardous and/or toxic air pollutants?
26. If the emergency backup electricity production systems require periodic maintenance and readiness testing, describe the schedule in detail?
27. Will the public be provided detailed civil and architectural drawings of the facility?
28. Will the facility build an electrical substation on site?
29. How many electrical breakers are proposed for the substation, and what inert gas will be used in each? What amount of gas will be charged to each breaker (lbs of inert gas), and what is the known or expected leak rate (% wt/yr)?
30. Submit a summary of the air quality impact modeling (with input and output files, processed met data files, etc.), which shows compliance with all state and federal air

quality standards, as well as any modeling used to show compliance with any applicable hazardous or toxic exposure standard?

31. Was a health risk assessment completed? If no, why not?
32. Submit the regulatory compliance analysis which addresses the applicability with state and federal air quality and public health regulations, and the method of projected compliance with each?

Noise Pollution Effects of Data Centers on Nearby Residents

The rapid expansion of data centers, particularly those supporting AI and cryptocurrency mining, has introduced a significant environmental challenge: **offsite noise pollution**. Unlike traditional industrial noise that might follow a 9-to-5 schedule, data centers operate 24/7, creating a relentless acoustic footprint that can affect residents living hundreds of feet—or even miles—away.

Primary Sources of Offsite Noise

The noise is rarely from a single source but rather the cumulative output of several industrial-scale systems:

- **Cooling Systems (HVAC):** High-velocity fans, chillers, and cooling towers are the main culprits. They emit a constant, high-decibel "jet-engine" whine to prevent servers from overheating.
- **Low-Frequency Hum:** A dominant characteristic of data center noise is a persistent low-frequency drone (20–500 Hz) caused by thousands of internal server fans and power supplies.
- **Backup Generators:** Large diesel or natural gas generators, used for emergencies or "demand response" during peak grid stress, can reach levels up to **105 decibels** (comparable to a jet flying overhead).
- **Gas Turbines:** Newer facilities (like xAI's "Stargate") sometimes use on-site natural gas turbines for primary power, which add a heavy mechanical roar to the local environment.

Health and Quality of Life Impacts

Residents near facilities in states like **Ohio, Texas, and Virginia** have reported a range of physical and psychological effects:

Impact Category	Specific Effects Reported by Residents
Physical Health	Increased blood pressure (hypertension), cardiovascular stress, headaches, and migraines.
Auditory Issues	Tinnitus (ringing in the ears), ear pain, and in rare cases of extreme exposure, vertigo or fluid drainage from ears.
Sleep & Mental Health	Severe insomnia due to 24/7 humming, elevated anxiety, irritability, and "broken heart syndrome" (stress-induced heart failure).
Cognitive Impact	Impaired concentration and decreased academic performance in children living nearby.

The "Low-Frequency" Problem: Standard decibel meters often use "A-weighting" (dBA), which mimics human hearing but fails to capture the full intensity of low-frequency sounds. These waves travel through walls and windows more easily than high-pitched sounds, making them nearly impossible for residents to block with earplugs or standard home insulation.

Mitigation and Regulation Challenges

Many communities are finding that existing noise ordinances are ill-equipped to handle the unique nature of data centers:

- **Zoning Gaps:** Data centers are often classified as "tech offices" rather than "heavy industrial," allowing them to be built much closer to homes (sometimes within 50–100 feet).
- **Measurement Standards:** Local laws often limit noise to 50–60 dB, but because the noise is constant and occurs at night when ambient levels are low, it feels much louder and more intrusive to residents.
- **Technical Solutions:** Effective mitigation requires specialized sound-absorptive barriers (rather than reflective concrete walls that bounce sound elsewhere), liquid immersion cooling to eliminate fans, and "acoustic louvers" on exhaust vents.

Recent pushback has led some townships, such as Jerome Township in Ohio, to pause new developments until more stringent noise and infrastructure studies can be completed.

Noise Effects on Data Center Employees

While a quiet office is about **50–60 dB**, data centers are significantly louder due to the compounding effect of thousands of high-speed fans.

- **General Server Areas:** Average levels often range between **75 and 85 dB**.
- **Inside/Near Server Racks:** Levels can escalate to **92–96 dB**.
- **Mechanical Rooms:** Areas with backup generators or large-scale chillers can exceed **105 dB**, equivalent to a jet flyover.

Regulatory Standards & Requirements Employers are legally required to manage noise exposure under OSHA 1910.95.

Standard	Trigger Level	Requirement
Action Level	**85 dB** (8-hr average)	Employers must implement a **Hearing Conservation Program**.
Permissible Exposure Limit (PEL)	**90 dB** (8-hr average)	Employers **must** use engineering controls or mandatory PPE.
NIOSH Recommendation	**85 dB** (8-hr average)	Stricter scientific recommendation using a **3 dB exchange rate** (meaning every 3 dB increase halves safe exposure time).

The Hearing Conservation Program

If noise levels reach the **85 dB** "Action Level," the facility must provide:

- **Regular Monitoring:** Sound surveys to identify high-risk zones.
- **Audiometric Testing:** Annual hearing tests for employees to detect early signs of "standard threshold shifts" (hearing loss).
- **Training:** Education on the effects of noise and the proper use of earplugs or muffs.

- **Free PPE:** Providing a variety of hearing protection devices at no cost to the worker.

Hearing Protection Solutions
Because data center technicians often need to communicate while working, standard "foamies" (disposable earplugs) are sometimes insufficient or impractical.

- **Electronic Noise-Cancelling Headsets:** These are increasingly popular as they filter out the constant hum of fans while allowing face-to-face conversation or radio communication.
- **High-Fidelity (Musician's) Earplugs:** These reduce the volume (decibels) evenly across frequencies, making it easier to hear coworkers' voices compared to standard foam plugs.
- **Dual Protection:** In extremely loud areas (like generator rooms during testing), "double protection"—wearing earplugs underneath earmuffs—is often required.

Best Practices for Facilities

- **Engineering Controls:** Using "Buy Quiet" roadmaps to select lower-noise cooling fans or installing acoustic blankets/enclosures around loud equipment.
- **Administrative Controls:** Rotating staff so no single person spends a full 8-hour shift in the loudest "hot aisles."
- **Visual Indicators:** Placing "Hearing Protection Required" signs at the entrance to server halls or specific high-decibel zones.

I recommend that the Planning Commission members as well as the City Council members read the following article on data centers in Texas.

https://texashousers.org/2025/10/08/data-centers-opportunity-zones-texas-gap/
dated10/8/25.

Based upon concerns being addressed by the Texas legislature, i.e., SB6, it may be beneficial for the City of Hutto to step back and wait till data on the health and welfare concerns are addressed with reliable information instead of trying to mitigate the problems after the fact. Hutto already has a 600 MW hyperscale data center facility being built on the east side of the city. I think that we have done our part with respect to data center developments.

Initial comments submitted to the Planning Commission on March 25, 2026.
Revised comments respectfully submitted to the Planning Commission on April 7, 2026.

Richard B. Booth

Resident-Emory Farms Subdivision
109 Emory Stable Dr.
Hutto, Tx. 78634

Yvette Glover

From: Marcela Cabay <marcela.cabay23@gmail.com>
Sent: Tuesday, April 7, 2026 11:19 AM
To: Planning
Subject: Concerns over data center.

Some people who received this message don't often get email from marcela.cabay23@gmail.com. Learn why this is important

Dear City of Hutto Leadership,

I am writing as a resident and taxpayer who has proudly called Hutto home for the past seven years.

I want to express my strong concern and opposition to the proposed data center development. One of the most special things about Hutto is its family-friendly, community-driven atmosphere. It's a place where people feel connected, where families grow, and where the sense of community truly matters.

I worry that bringing in a large-scale data center will take away from that identity. Developments like this can shift the character of a town, moving it further away from the close-knit, welcoming environment that so many of us chose Hutto for in the first place.

I respectfully ask that you consider the long-term impact this decision could have on the residents, families, and overall spirit of our community. Growth is important, but it should align with preserving what makes Hutto special.

Thank you for your time and consideration.

Sincerely,

Marcela Cabay

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Nick Choi

Address: 308 Hyltin St. Hutto, TX 78634

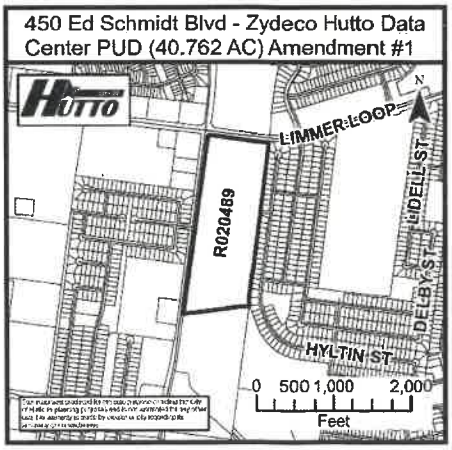
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

- Noise and Health concerns Vibrations
- High electricity bill
- Lowers property value
- Limited water resources
- Never near residential area.

SITE LOCATION MAP



Yvette Glover

From: Christopher Cloud <cjcloud1@gmail.com>
Sent: Tuesday, April 7, 2026 8:33 PM
To: Planning
Subject: Fwd: The Proposed Hutto Data Center 04/07/2026

Some people who received this message don't often get email from cjcloud1@gmail.com. Learn why this is important

---------- Forwarded message ---------
From: **Whittney Cloud** <whittneycloud@gmail.com>
Date: Tue, Apr 7, 2026, 17:49
Subject: Fwd: The Proposed Hutto Data Center 04/07/2026
To: cjcloud1 <cjcloud1@gmail.com>

---------- Forwarded message ---------
From: **Whittney Cloud** <whittneycloud@gmail.com>
Date: Tue, Apr 7, 2026 at 5:48 PM
Subject: The Proposed Hutto Data Center 04/07/2026
To: <planning@huttotx.gov>

To whom it may concern,

This email is regarding the Proposed Hutto Data Center and the Planning and Zoning Commission Meeting on April 7th, 2026.

As a resident of Hutto, I would like to voice my concern on bringing the proposed data center to Hutto. I am strongly against this proposal.

Thank you for your time,

Whittney Cloud
(903) 933-9292

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Name: JAMES B COOPER

Address: 124 WESTFIELD ST, HUTTO, TX 78634

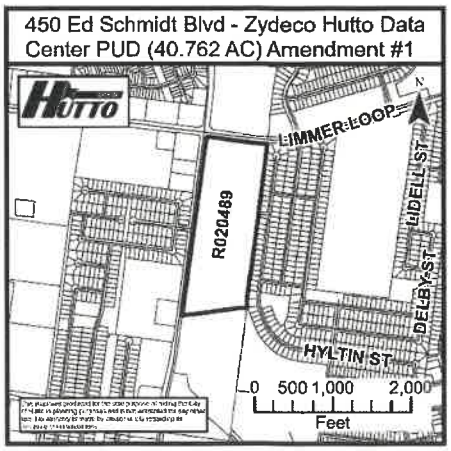
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

THIS WILL HAVE A NEGATIVE EFFECT ON PROPERTY VALUES IN THE SURROUNDING AREAS!

SITE LOCATION MAP



Yvette Glover

From: Joel Dimanochie <joeldimanochie@gmail.com>
Sent: Friday, April 10, 2026 9:49 PM
To: Planning
Subject: No to New Data Centers

Some people who received this message don't often get email from joeldimanochie@gmail.com. Learn why this is important

I am a resident near Hutto Tx and I want my voice to be heard in this issue and let it be known that I and many others are saying no to the new data center being built don’t allow this to pass this is very unnecessary and harmful to our environment please take my voice and opinion into consideration thank you.

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MEETING TIME:	**7:00 PM**

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As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: MARIA FALCAO

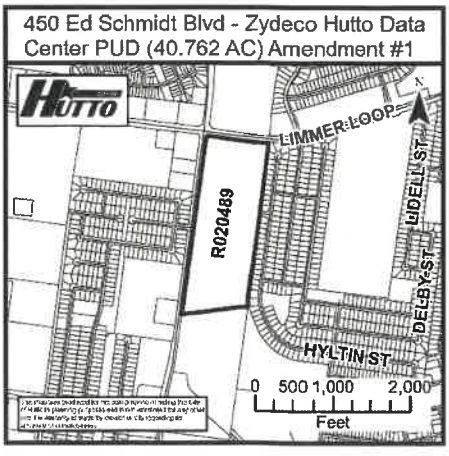
Address: RENTAL PROPERTY 407 WIMBORLEY ST HUTTO, TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Yvette Glover

From: alanfaught@gmail.com
Sent: Wednesday, April 8, 2026 12:05 AM
To: Planning
Subject: Rezoning Data Center

[Some people who received this message don't often get email from alanfaught@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

I have been a tax paying resident of Hutto for the past 5 years. I want to openly express my opposition for the proposed rezoning for a Data Center in Hutto.

I and many others are against this entirely. Hutto already has a limited infrastructure problem. We can’t afford bringing in something that will be an energy killer, as well as a nuisance.

If a data center rezoning is approved. I can guarantee I will be voting out anyone that supports it.

Thank you,

Alan Faught
611 Mangold Drive, Hutto Tx 78634

Yvette Glover

From: Pat Flanagan <patf9033@yahoo.com>
Sent: Wednesday, April 8, 2026 6:01 AM
To: Planning
Subject: Data center

Some people who received this message don't often get email from patf9033@yahoo.com. Learn why this is important
My name is Pat Flanagan and I reside at 204 Lone Star Blvd Hutto Tx 78634.

I oppose the building of a data center in the middle of town. On the town outskirts - fine but not in the middle of town.

Yvette Glover

From: Lorena Gonzalez <lorenagonzalez29@hotmail.com>
Sent: Thursday, April 9, 2026 8:51 AM
To: Planning
Subject: Zydeco Data Center
Attachments: COH 0407.pdf

Some people who received this message don't often get email from lorenagonzalez29@hotmail.com. Learn why this is important

Planning & Zoning Commission 4/7/26
City Council 5/7/26

Martha Hernandez
405 Hyltin St.
Hutto, TX 78634

I OBJECT-NO DATA CENTERS NEAR HOMES. THEY NEED TO BE AWAY FROM RESIDENTIAL HOMES. COH 0407.pdf

Yvette Glover

From: Morgan Hubbard <morganihubbard@gmail.com>
Sent: Tuesday, April 7, 2026 12:31 PM
To: James Earp; Planning; Cheney Gamboa
Cc: Peter Gordon; Evan Porterfield; Mike Snyder; Dan Thornton; Jim Morris; Charles Warner
Subject: Considerations that should be addressed for the Zydeco Data Center proposals

6.4. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment

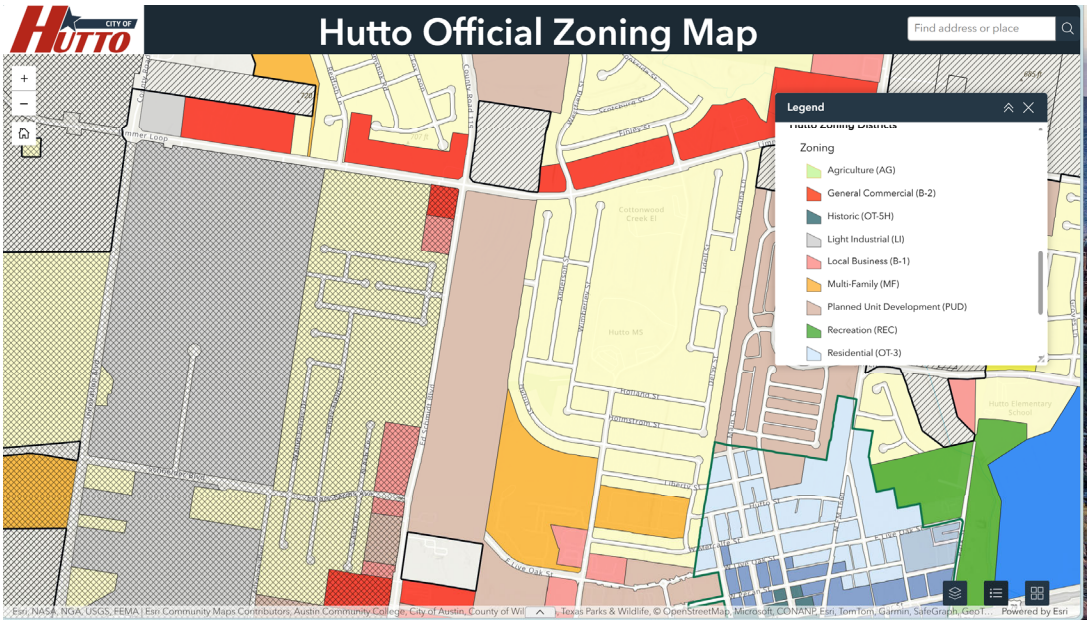
6.5. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Revision

Good evening--

I realize that the economic benefit of a data center could be a game changer however, I want to encourage the decision makers to exercise some caution.

Some things to consider include:

- Is this proposed rezoning possibly an example of "spot zoning"? The tan area noted as a "PUD" is smack dab between residential and softer zoning designations. Generally, we'd expect a scale down, but it does not appear that this will be the case.



- In order for this project to truly make the economic impact that we are being led to believe, I think you should ask yourselves is this data center developer already contracted with clients to lease their rack space? If they don't have clients lined up, it could sit empty which would not geneate the same AV revenue. Will there be a requirement to mandate success milestones?
- What is the depreciation schedule for their servers? What do we know of their proposed refresh rate? The deprecation rate is steep so that would impact the AV revenue potential.
- Data center technology is changing daily. What will be put in place to ensure that they will continue to refab to be responsive to industry needs so that the building doesn't become obsolete?
- What data points are you considering for the the Ad Valorem modeling?

- Sounds, vibrations and impact to the surrounding area. I KNOW they have indicated this is not anything to be concerned about because they will mitigate this in the building design. Please put strong wording in place to ensure there is a way to enforce these promised should they not materialize. We have expansive clay soil-- I do wonder if that will impact how they would address those unique construction challenges.
- Community impact? What are the expectations on how this data center will be a possible community partner to the City of Hutto but most importantly the residents of Hutto?

I get that piece of land is complex with the easements. I'm not opposed to data centers unilaterally, but if this is inevitable, please do the due diligence to ensure all agreements and documentation reflect the above items.

I also understand something like this project seems like a no brainer because it has the potential to significantly boost tax revenue with only a minor impact on services. I'm pragmatic enough to understand how capitalism works and that that spot will generate more revenue as a data center than an empty field. I get it.

While I do not currently reside within the city limits, I am a property owner within the city limits and have been deeply invested in the overall health of this community. I appreciate your time and consideration as you all made decisions like this one that will have generational impacts.

Working together,

Morgan Hubbard

Yvette Glover

From: Travis Jantz <travisjantz@msn.com>
Sent: Sunday, April 12, 2026 7:40 PM
To: Peter Gordon; Planning
Subject: Data Center Disapproval.

Some people who received this message don't often get email from travisjantz@msn.com. Learn why this is important

To Whom It May Concern,

I am writing to formally express my opposition to the proposed data center project in Hutto. While I understand the desire for economic growth, this particular development raises significant concerns regarding our community's infrastructure, quality of life, and long-term sustainability. I would like to add I have been in the IT Industry for about 15 years and I have worked at many data centers. I have found all these statements facts first hand.

Traffic & Road Capacity
A facility of this scale would dramatically increase heavy truck traffic during construction and ongoing operations. Our current roadways are already strained, and adding industrial traffic will worsen congestion, accelerate road wear, and increase safety risks for residents.

Water Usage & Resource Strain
Data centers are known for extremely high water consumption for cooling systems. Hutto and the surrounding region already face ongoing water-supply challenges, especially during Texas summers and drought cycles. Allocating millions of gallons of water to a single industrial user is not in the best interest of local households or small businesses.

Electrical Grid Impact
These facilities draw enormous amounts of electricity. Bringing a high-demand industrial load online could stress the local grid, increase the likelihood of outages, and potentially raise costs for residents. Our community should not bear the burden of subsidizing massive power consumption for a private corporation.

Noise, Heat, and Environmental Impact
Data centers operate 24/7 and rely on large-scale cooling and backup generator systems. This introduces constant noise, heat output, and diesel emissions into nearby neighborhoods. The long-term environmental footprint is substantial and incompatible with the character of our community.

Minimal Job Creation
Despite their size, data centers typically create very few permanent jobs. The economic benefit to residents is limited, while the infrastructure strain and environmental costs are significant and long-lasting.

Community Character & Land Use
Hutto is growing, but growth should be intentional. A data center does not align with the vision many residents have for our city. We need development that supports families, small businesses, and sustainable long-term planning—not projects that consume resources while offering little in return.

For these reasons, I strongly urge the City of Hutto to reconsider approval of this project and prioritize developments that truly benefit the community.

Thank you for your time and consideration.

Best Regards,

Travis Jantz

"NOTICE OF CONFIDENTIALITY: This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited."

Yvette Glover

From: Luke Kanz <kanzwluke@gmail.com>
Sent: Saturday, April 11, 2026 5:22 PM
To: Planning
Subject: Surrounding property owner's response

Some people who received this message don't often get email from kanzwluke@gmail.com. Learn why this is important

I Luke Kanz owner of 223 Hyltin St Hutto Tx 78634 formally object to the rezoning of the 40.762 acres behind our land that Zydeco Data center would like to use. The hearing date was April 7th, 2026 with a continued hearing April 20th, 2026. This later was received by me April 11th, 2026.

Luke Kanz.

Yvette Glover

From: aashika khadka <aashika.khadka90@gmail.com>
Sent: Tuesday, April 7, 2026 9:46 PM
To: Planning
Subject: Opposition to Zydeco Hutto Data Center PUD Amendment (450 Ed Schmidt Blvd)

Some people who received this message don't often get email from aashika.khadka90@gmail.com. Learn why this is important

To the Hutto Planning & Zoning Commission and City Council,

My name is Aashika Khadka, and I own the property located at 401 Gray Fox Loop, Hutto, TX,78634. I am writing to formally submit my response regarding the proposed Planned Unit Development (PUD) amendment for the property located at 450 Ed Schmidt Boulevard (formerly Upper Schmidt's Creek PUD, now Zydeco Hutto Data Center).

Please mark my response as I OBJECT to this amendment for the following reasons:

Reason 1: Concerns regarding noise levels from industrial cooling units.

Reason 2: Potential impact on local property values and neighborhood character.

Reason 3: Increased strain on local power or water infrastructure.

As a nearby resident, I am concerned that changing the land use from residential/non-residential to a Data Center is not in the best interest of the immediate community. I request that my opposition be noted in the official record for the public hearings scheduled for April 7, 2026, and May 7, 2026.

Thank you for your time and for considering the input of local property owners.

Sincerely,
Aashika Khadka

Yvette Glover

From: Katy Langford <katy.rose.personal@gmail.com>
Sent: Wednesday, April 8, 2026 8:33 AM
To: Planning
Subject: Data Center Proposal

Some people who received this message don't often get email from katy.rose.personal@gmail.com. Learn why this is important

To the powers that be in our community,

Please consider rejecting the current and all future data center proposals in Hutto. We already have the data center adjacent to the Cotton Brook community. My hope is that the city planners are working to make Hutto a better place to live. To help draw people to the sense of community here. To help develop with the intention of creating long-term on-site jobs. Data centers employ people for construction, and when they leave we are left with a dystopian eye sore.

Another data center or series of warehouses won't give back to our community. We moved to Hutto in 2022, and love the small town feel. There was a real sense of community here with the hippo statues around town and the events. There was this feeling of hope that this is a wonderful place to live and raise kids. We believe the city planners are thinking of ways to make people love and enjoy living in Hutto. The beginning of the Co-Op was exciting to us. We hoped would be full of restaurants, cute shops, maybe some activity based businesses like a craft shop. Something that would attract people to come and stay awhile. So far, not many businesses have moved in to make this area a great place to bring people while they're visiting, but at least there are some good restaurants like Jack Allen's kitchen. I've heard there is another community based development proposed in town with living and shopping in one area. That type of development in Hutto is great to hear, things that will make living here be more enjoyable, for people to spend their hard earned money here in our community. What I'm not excited about is seeing large pieces of land dedicated to data centers and warehouses - especially so close to the main shopping areas in town.

Please reject the developers proposal. I don't know if you live here, but if you don't, please think about how you would feel with a data center and all the insane overhead electric being in your backyard. Think about what you would want for a community you were starting a family in. I urge you to make decisions from that lense. These are long term decisions that impact our community. We are trusting you all to make the right decisions.
Best,
Katy Langford

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

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1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
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For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Michelle Lee

Address: 308 Hyltin St. Hutto, TX 78634

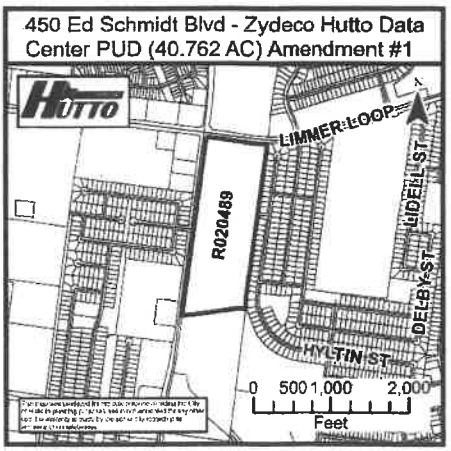
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

- Noise and Health concerns, Vibration
- High electricity bills.
- Lowers property value.
- Limited water resources.
- Should be considered in a industrial area.
- Never near residential area.

SITE LOCATION MAP



Yvette Glover

From: Judy Long <jatrl4@gmail.com>
Sent: Saturday, April 11, 2026 1:47 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from jatrl4@gmail.com. Learn why this is important
To the Hutto City Council:

I am writing to formally express my opposition to the proposed data center in Hutto. As a resident living near the planned site, I am deeply concerned about the impact this facility will have on our community.

My primary concern involves our local water supply. Hutto already manages a fragile water system with rates significantly higher than neighboring cities. Since moving from Round Rock, I have observed that my water costs have nearly doubled for the same level of household usage. I am concerned that the high water requirements of a data center will further strain our resources and increase costs for residents.

Additionally, I am concerned about the substantial electricity consumption required by these facilities and the potential negative effects on our local grid and utility infrastructure.

I urge you to vote against the approval of this data center. At a minimum, I request that this matter be put to a public vote so that the citizens of Hutto may decide on the future of our resources.

Best regards,

Judy Long

Judy Long

Outlook

Considerations for the Planning & Zoning Commission regarding the Zydeco Data Center

From felinesthree@austin.rr.com <felinesthree@austin.rr.com>
Date Mon 4/13/2026 8:08 PM
To Planning <Planning@huttotx.gov>

1 attachment (16 KB)
Questions That Need to Be Asked and Answered Before Any Data Center Is to Be Approved in Hutto.docx;

Some people who received this message don't often get email from felinesthree@austin.rr.com. Learn why this is important

To Whom It May Concern:

Attached is a set of questions and concerns that the Hutto Planning & Zoning Commissions needs to consider and answer before the next meeting. We will present this same set of questions and concerns with possibly additional questions and concerns at the meeting. Thank you.

Sincerely,
Mark and Sally Lyons
304 Westfield Street
Hutto, Texas 78634
512-642-6482

Special Called Planning and Zoning Commission Meeting
April 20, 2026

Questions That Need to Be Asked and Answered Before the Zydeco Data Center Is to Be Approved in Hutto, Texas

Mark and Sally Lyons
304 Westfield Street
Hutto, Texas 78634
512-642-6482
felinesthree@austin.rr.com

1. Is the City of Hutto, Hutto ISD, and/or Williamson County offering any tax incentives for this or any other data center? If so, why and what are the tax incentives? How long will the tax incentives be in effect? What will cause the tax incentives to be revoked?

2. Is Hutto requiring a health impact assessment be conducted before any changes to zoning? If not, why not?

3. Is Hutto requiring a traffic impact assessment be conducted before any changes to zoning? If not, why not?

4. Is Hutto requiring a community benefit assessment be conducted before any changes to zoning? If not, why not?

5. Is Hutto requiring a sound assessment be conducted before any changes to zoning? If not, why not?

6. Is Hutto requiring on-site renewable energy – battery storage instead of gas or diesel generators before any changes to zoning? If not, why not?

7. Is Hutto requiring an energy use assessment from the utility providers that they can handle the load with written confirmation before any changes to zoning? If not, why not?

8. Is Hutto requiring an annual report that would show/tell of electrical load, water consumption, and noise complaints before any changes to zoning? Is Hutto requiring that noncompliance would result in fines or compensation back to Hutto? If not, why not?

9. How many and what kinds of generators will the data center have on-site? Will the generators be diesel or natural gas? What tier will these generators be: 2 or 4? (Tier 2 is far worse than tier 4 for polluting. Tier 2 has no advanced exhaust filtering – NO2 – nitrogen dioxide – major pollutant.)

10. What is the decibel rating for each of the generators that will be used at this data center? What will the combined decibel rating if all of the generators are used at the same time?

12. What on-site fire suppression systems will be in place at the data center?

12. What kind of client(s) will Zydeco be seeking?

Note: The Texas Commission on Environmental Quality is not prepared to police data centers. They are currently experiencing a huge backlog in investigating complaints and enforcing the rules.

Yvette Glover

From: Christin Markiewicz <christin.terech@gmail.com>
Sent: Wednesday, April 8, 2026 11:10 AM
Subject: Vote NO to rezoning to heavy industrial in a residential neighborhood

[Some people who received this message don't often get email from christin.terech@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good afternoon Mayor and City Council members, my name is Christin Markiewicz, and I have lived in the Emory Farms neighborhood since 2017.

This project may seem like progress for Hutto, but for my family, it carries a very personal impact.

We chose to build our home in Emory Farms because it offered something increasingly rare – a peaceful, family-oriented community. It is where we planned to raise our children, knowing they could grow up in a safe and quiet environment.

This proposed project would sit 200 feet from our home. That means my daughters bedroom, our front porch, the cul-de-sac where our daughters and the neighborhood kids play in, would now face this development every single day. What was once a place of calm and security would be permanently changed into a heavy industrial site. It becomes our view, our noise, our reality.

First, I want to talk about the community of Hutto. We want to see Hutto's continued growth where it makes sense. This proposal only makes sense for the pocketbook of the city. Placing a data center in this area would potentially have an immediate negative impact on homeowners' equity of 5-15%, if they live within a 2-mile radius. It is a heavy residential area not an industrial zone.

My next concern is environmental. Who on city council and/or the planning and rezoning committee has experience with heavy industrial requirements in a residential zone to minimize the negative effects of data centers and their nearby communities? It is easy to see that there is not a zero-impact effect from data centers across the United States. Hutto does not have the ability to enforce anything on the developer that would ensure we, as the nearby residents, would have no impact. The proposal is just that – an idea. It is not a contract and the developer confirmed last night that they do not yet have a customer for this development. They would have their own terms and conditions, and you are not guaranteed to have any say or insight.

The most a city can do about noise from the mechanical yard and once per month pollution that would be in residents' backyards from generator testing would to be issuing violations. Would you have in the contract hefty penalties were they to test outside of the 1 time a month agreement or would this be more of a gentleman's agreement with zero implications.

What kind of requirements will be enforced to prevent chemical leaks into our water system or immediately notify residents of leaks were they to occur? Closed-loop data center cooling systems contain toxic additives that can cause significant harm to the community and the schools nearby if leaked into residential water supplies. While these systems are "closed," leaks can occur during maintenance or system failures, and "blow-down" can send high concentrations of these chemicals into local wastewater systems.

Do our first responders have the training and equipment to handle and mitigate a potential hazard that could be 100 feet from residential homes? Do you care about the potential hazards you could be placing on them and their families were a fire to break out and the toxic fire that would be carried to hundreds of homes and students and teachers at the elementary and middle school nearby?

Lastly, let's discuss infrastructure. While I understand the comment that the data center would be responsible for upgrading the electric infrastructure – are you aware of the interruptions that could occur during the upgrades for residents or that we would carry the continued maintenance costs after the upgrade occurs in our electric bill?

Many community residents spoke loud and clear that this area is not fit for a heavy industrial site. Your vote will be noted and will speak to your character, and whether you align with the four pillars of Hutto and your constituents.

I understand Hutto needs money to continue to grow and be successful. Let's work together to find ways that make Hutto residents proud, versus a news headline of yet another failure of this city and opening yourselves up to litigation from the residents in Hutto.

Christin Markiewicz
700 N Emory Cove
Hutto, TX 78634

Yvette Glover

From: Geoffrey Miller <miller.geoffrey@gmail.com>
Sent: Tuesday, April 7, 2026 5:15 PM
To: Planning; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner; Hutto Communications
Subject: Objection to Zydeco Hutto Planned Unit Development

My name is Geoffrey Miller, and my spouse and I reside at 319 Blackbear Drive in the Wilco Ranch (also known as Cottonwood Farms) subdivision.

We are in ***strong*** opposition to Agenda Items 6.4 and 6.5, the Zydeco Data Center FLUM and PUD amendments, and encourage you to vote ***no*** on April 7 and May 7.

We are asking you to do one simple thing: **Listen to your own Development Services Staff and vote to deny this developer's application.**

When we invested in our home, we trusted the city's SOAR 2040 Comprehensive Plan. We trusted the promise of planned, orderly growth. The current zoning for this 40-acre site promises 173 diverse housing units, community retail, and an extension of Albany Way to connect our neighborhoods. It is a plan that brings value, walkability, and life to the Ed Schmidt corridor.

This amendment destroys that vision. It replaces a thriving, mixed-use community transition zone with a single, monolithic, windowless warehouse.

As your own staff explicitly noted in their report, dropping a massive data center into the middle of residential and retail designations is textbook 'spot zoning.' It is entirely incongruent with the surrounding stable, single-family subdivisions. The SOAR 2040 plan already designates 'Employment Centers' for heavy industrial uses. That is where a facility like this belongs—not shoehorned into a residential corridor.

Furthermore, we cannot trust the developer's promises of mitigation. They are asking for a special allowance to build a facility up to 120 feet high. Yet, as city staff caught in their review, the developer's paperwork is full of contradictions. Their application claims a 400-foot rear setback, their concept plan only shows 100 feet, and their presentation to the HOA claimed 316 feet. We should not be granting heavy industrial zoning to an applicant who cannot even get their basic buffer math straight on paper.

Finally, this project represents a massive infrastructure drain. Replacing a neighborhood with a single building that will draw 70 Megawatts of power from the local grid—while offering zero public amenities, zero housing, and zero retail—does not benefit the public welfare. It only benefits the developer.

Your staff has concluded that they cannot see how this PUD is creative, innovative, or desirable for Hutto. We agree. Please uphold the integrity of the SOAR 2040 plan, protect your residents, and vote 'No' on items 6.4 and 6.5. Thank you.

Geoffrey Miller
319 Blackbear Dr
Hutto, TX 78634

Yvette Glover

From: Casi Miller <casilmiller@gmail.com>
Sent: Thursday, April 9, 2026 11:40 AM
To: Planning
Cc: Hutto Communications; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner
Subject: Concerns Regarding Proposed Zydeco Data Center and Cumulative Community Impact

Some people who received this message don't often get email from casilmiller@gmail.com. Learn why this is important

Dear Council Members,

I am writing as a resident to express concerns regarding the proposed Zydeco data center and its potential cumulative impact on our community, particularly in light of the existing Skybox "PowerCampus Austin" development already approved and underway.

Over the past several years, Hutto residents have experienced repeated increases in water and wastewater rates—most recently in June 2024 and again in October 2025—largely attributed to growing infrastructure demands. Given these ongoing challenges, I am concerned about the addition of multiple large-scale data centers in close proximity and whether their combined resource demands have been fully evaluated.

While the Zydeco proposal references a "closed-loop" cooling system, it is important to clarify that many such systems still rely on evaporative processes, which result in continuous water loss and require ongoing replenishment. Industry data suggests that a single data center can consume tens to hundreds of millions of gallons of water annually—far exceeding the usage of residential homes or even large retail centers. In a community already experiencing increased water costs, this raises serious questions about long-term sustainability.

Additionally, the Skybox data center—approved unanimously in 2023 and located approximately 2 miles from the proposed Zydeco site—represents a significant existing demand on local infrastructure. Evaluating each project independently does not provide a complete picture of the cumulative effects on water usage, energy demand, noise levels, and the overall character of surrounding residential areas.

I also understand that property tax revenue is often cited as a key benefit of these developments, including potential funding for local schools. While supporting our schools is critically important, it is also important to recognize that school funding in Texas is influenced by state formulas, meaning that increases in local property values do not always translate directly into proportional new funding. Additionally, any abatements or incentives may further reduce the immediate benefit. At the same time, the environmental and infrastructure impacts of these facilities are borne directly by residents, and those impacts should be carefully weighed against the actual net benefit.

Given these considerations, I respectfully request additional clarity and transparency before any approval is granted. Specifically:

- Has a cumulative environmental impact analysis been conducted that includes both the Skybox and proposed Zydeco developments?
- What is the projected annual and peak water consumption for each facility, and what assumptions are being used regarding cooling methods?
- How will continuous noise from 24/7 operations be measured and mitigated for nearby residential areas?
- What are the anticipated localized heat and energy impacts of multiple facilities operating in close proximity?
- Will independent (third-party) studies be required, rather than relying solely on developer-provided information?
- Have any tax abatements or incentives been offered, and if so, what is the projected net revenue to the city and school districts over time?

Responsible growth is important, but it should not outpace the capacity of essential resources or diminish the quality of life for current residents. I ask that the Council carefully consider the cumulative and long-term implications of approving multiple data centers in this area.

Thank you for your time and consideration.

Sincerely,
Casi Miller

Homeowner in Emory Farms Neighborhood

Yvette Glover

From: Joe O'Connell <therealjoeo@gmail.com>
Sent: Tuesday, April 7, 2026 6:12 PM
To: Planning
Subject: Zoning change for data center

Some people who received this message don't often get email from therealjoeo@gmail.com. Learn why this is important

Folks,

We live at 1025 N. Ash Cove, the first street in the neighborhood behind the Rio Grande restaurant, in one of the first three homes to be built in Emory Farms.

We planned to be at the meeting to speak against the zoning change, but had a last-minute conflict.

We don't oppose data centers per se, but don't think one belongs at the location between two developed neighborhoods. It belongs in an industrial park. It belongs outside of the center of town. We are already dealing with an industrial park at the western edge of Emory Farms.

It doesn't pass the "ice cream test" that city planners talk about: A vibrant neighborhood people want to live in is one where you can walk to buy an ice cream cone and walk home without it melting. In other words, what's built around the neighborhood should enrich the city and its residents. For instance Hutto Discovery Church--the nearest neighbor to the proposed data center--enriches the lives of residents beyond their parishioners. The church is the site of a weekly farmer's market. Our Emory Farms neighborhood association conducts its meetings at the church. The church reverberates a sense of community. That's what the ice cream test speaks to.

The developers are speaking tonight about protecting the neighborhood from the data center and making it attractive. How it won't create noise or traffic. Here's the deal: We welcome the noise (laughter coming from Rio Grande in our neighborhood) and the traffic (a parking lot full of smiling people in cars arriving to commune with their neighbors) as long as it promotes community. That should be the central goal of city planning.

Planning decisions should look to the future, not separate our neighborhoods one from another. The decision you make today will impact this area for years. That land will not be available to families and for community use if you zone it commercial. Chris Kelley and 79 are the middle of our city, the heart of our city. This should be an inviting area that brings us together. Will it provide community or will it be divided by a big box?

Sincerely,

Joe and Tiffany O'Connell

Round Rock Fire Department

203 Commerce Blvd
Round Rock TX 78664

INCIDENT

Incident Number	Incident Date	NFIRS Number	Incident Type
2403220004	03/22/2024	0003614	(112) - Fires in structure other than in a building

FDID	Station	Shift	District
XV510	Station 4	B Shift	R4A

Initial Dispatch Code
FIRE STRUCTURE BOX ALARM

Alarms	Working Fire?	COVID-19 was a factor
2	Yes	

Temporary Resident Involvement

Hazardous Materials Released
(0) - Special HazMat actions required or spill >= 55 gal.

Action Taken 1
(11) - Extinguishment by fire service personnel

Action Taken 2
(43) - Hazardous materials spill control and confinement

Action Taken 3
(81) - Incident command

AID

Aid Given/Received
(2) - Automatic aid received

Aided Agency	Their Incident Number

Aiding Agencies
Sam Bass Fire Department

LOCATION

Location Type
(1) - Street address

Address
1300 LOUIS HENNA Boulevard, Round Rock, Texas, 78664

Cross Street, USNG, or Directions	Latitude	Longitude	Census Tract
	30.48791885	-97.64694976	

Detector Alerted Occupant
(2) - Detector did not alert occupants

Property Use	Mixed Use
(635) - Computer center	

TIMES

PSAP Received: 05:29:53, 03/22/2024
Alarm Time: 05:31:08, 03/22/2024
Arrival Time: 05:37:30, 03/22/2024
Water on Fire Time: 05:40:00, 03/22/2024
At Patient Time:
Loss Stop Time:
Controlled Time:
Last Unit Cleared Time: 10:13:55, 03/22/2024
Total On Scene Time: 4 hrs 36 mins 25 sec
Total Incident Time: 4 hrs 44 mins 2 sec

COUNTS

Counts Include Aid Received? Yes

Suppression:		EMS:		Other:	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
14	44	0	0	3	3

LOSS

Property:
Estimated Property Losses: $2000000
Estimated Property Value: $3695280

Content:
Estimated Content Losses: $2000000
Estimated Content Value: $6000000

PERSON/OWNER

Person:
Name: Miles, Johnny
Business Name: Sabey Data Centers
Phone: (509) 846-4272
Address:

Name: Hunter, John
Business Name:
Phone: (559) 213-2734
Address:

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
GOSSARD, JAMES	909	Batt2 B	03/23/2024

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
GOSSARD, JAMES	909	Batt2 B	03/23/2024

Quality Control:

AUTHORIZATION

Name: LINCOLN, BRANDON

Authorization Date: 04/07/2024

INCIDENT NARRATIVE

DISPATCH INFORMATION

Round Rock dispatched E4, L8, E3, T3, Rsc2, and E6 to 1300 Louis Henna Blvd, the old Sears Teleserve, for a structure fire.

EN ROUTE INFORMATION

Batt2 responded code 3 from Station 4. In route, dispatch advised that there was an exterior battery cabinet on fire. Battalion 2 arrived without incident.

COMMAND

E4 had established Encompass Command. I assumed Encompass Command upon arrival.

ON SCENE INFORMATION

E4 stated that the fire was contained in a battery compartment on the D/A Corner. The business rep requested we use dry chem extinguishers if possible. When I took over command, the weather conditions were very humid with a lot of fog in the area and there was no wind. There was a small amount of light smoke coming over the wall of the structure.

I was advised by Johnny, an electrician supervisor on the project, that the area was a walled-in space with no roof that contained about 6 battery backup cabinets. Each cabinet contained 2 rows of lead/zinc batteries that utilized gel acid as the medium. The company had been experiencing issues with multiple batteries in the system, including battery leaks, dead batteries, and shorted-out batteries causing multiple batteries to be replaced.

ACTION TAKEN

When I assumed command E4 and E6 were making entry to the area in full PPE to attach the fire with their dry chem extinguishers. I announced to all units to bring their dry chemical extinguishers to E4 when they arrived on the scene. E4 advised that the dry chemical extinguishers were not going to be enough and requested a 1 & ¾" hose line. I assigned Rsc2 and Sqd2 to pull the line off E4 and to man it.

Oncor arrived and turned the power off the entire site.

Rsc2 later reported that each cabinet had a master cut-off switch. They turned off the master cutoff switch to the 4 cabinets that were not on fire. They were unable to turn off the master cut-off switch to the two cabinets that were on fire. It looked as though they had melted in the open position.

I assigned E3 to dam/dike the runoff from the fire because it contained the gel acid from the batteries. They later reported that they had used all the absorbent off E3 and a second apparatus, but the continued use of water was threatening to overrun the dam. I requested 2 Dixie dumpsters from the electrical foreman named Johnnie. He had them brought to the door.

Around 0630 I was told that the temperatures in the compartments were going down, however, they would still spike on occasion. I announced that we were going to change our strategy and we were going to monitor the conditions and see if conditions kept improving. I began releasing units with instructions to either clear and return to their district or to return to the station and do a crew swap and have the new crew return to the scene.

BC Billy Colburn came to relieve me around 0730. I set up a meeting with the general manager of the project and their head electrician and Hazmat Team lead for 15 minutes from when we spoke. I gave a pass on to BC Colburn. See the Unit narrative for BC Colburn's narrative.

DISPOSITION

BATT2 cleared with an FRT.

JG

909

Created By: GOSSARD, JAMES

Unit Reports

F120

Use: (1) - Suppression
Responding From:
Priority:

Response Delays:

Dispatch Time: 06:32:00, 03/22/2024
Enroute Time: 07:15:00, 03/22/2024
Arrival Time: 07:45:00, 03/22/2024

At Patient Time:
Clear Time: 10:13:55, 03/22/2024
In District Time:

Actions Taken:

Personnel: DENNIS KINCHELOE

Unit Narrative

I (Chief Kincheloe) responded to Sabey Data Center, located at 1300 Louis Henna for a fire investigation.

dlk937

Created By: KINCHELOE, DENNIS

F128

Use: (0) - Other
Responding From: Sta 1
Priority: Non-Emergent

Response Delays: None/No Delay

Dispatch Time: 07:27:48, 03/22/2024
Enroute Time: 07:27:48, 03/22/2024
Arrival Time: 07:47:35, 03/22/2024

At Patient Time:
Clear Time: 08:29:46, 03/22/2024
In District Time:

Actions Taken: Assist Fire Investigators

Personnel: RICKY VIRGNE

Unit Narrative

I assigned myself to the call to assist the on call investigators.

I talked with F127, and we met with F120. We discussed what happened, and they cleared me from the call.

RV 1023

Created By: VIRGNE, RICKY

F127

Use: (1) - Suppression
Responding From:
Priority:

F127

Response Delays

Dispatch Time	Enroute Time	Arrival Time
06:28:24, 03/22/2024	06:28:24, 03/22/2024	08:48:48, 03/22/2024
At Patient Time	**Clear Time**	**In District Time**
	10:13:55, 03/22/2024	

Actions Taken:

Personnel
CHARLES PAPENHAUSEN

Unit Narrative

I (Charlie Papenhausen) responded to Sabey Data Center, located at 1300 Louis Henna for a fire investigation.

dlk937

Created By: KINCHELOE, DENNIS

E5

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
05:58:23, 03/22/2024	05:58:30, 03/22/2024	06:08:11, 03/22/2024
At Patient Time	**Clear Time**	**In District Time**
	08:35:56, 03/22/2024	

Actions Taken:

Person 1: BONNEY, JOSHUA

Person 2: MIKULENCAK, SHANE

Person 3: SIMPSON, AUSTIN

Person 4: HAMILTON, RYAN

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To
Smoke, Gases/CO, Debris/Runoff

PPE Worn During Incident
Hood, Mask, Coat, Pant, Boots, Firefighting Gloves, SCBA, Structure Firefighting Helmet

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Person 4: HAMILTON, RYAN

Decontamination Procedures Completed
Used wet wipes

Person 5: ROBERTS, KYLE

Patient Contact?
No

Medical PPE Worn
None

Fire Products Exposed To
Debris/Runoff, Smoke, Gases/CO

PPE Worn During Incident
Boots, Hood, Structure Firefighting Helmet, Coat, SCBA, Firefighting Gloves, Mask, Pant

PPE Malfunction?
No

Barrier Breach
No

Black Soot Around Nose
No

Black Soot Around Mouth
No

Decontamination Procedures Completed
Used wet wipes

Person 6: CLOSS, COLE

Patient Contact?
No

Medical PPE Worn
None

Fire Products Exposed To
Smoke, Gases/CO, Debris/Runoff

PPE Worn During Incident
Coat, Pant, SCBA, Hood, Mask, Structure Firefighting Helmet, Firefighting Gloves, Boots

PPE Malfunction?
No

Barrier Breach
No

Black Soot Around Nose
No

Black Soot Around Mouth
No

Decontamination Procedures Completed
Used wet wipes

Unit Narrative

DISPATCH INFORMATION

Lt. Hamilton, Driver Closs, and FF Roberts arrived at work at 0630 on 03/22/2024 to find E5 had been working a fire at the data center. E5 was released to return to station 5 for crew change.

EN ROUTE INFORMATION

E5 C shift returned to the scene after crew change.

COMMAND

Batt 2 B. Colburn was now in command.

ON SCENE INFORMATION

E5 was to report on deck with T3.

ACTION TAKEN

Unit Narrative

Command determined FD was not to enter the room with the batteries and that it was the responsibility of the owners to remove the battery banks and hazmat clean up.

DISPOSITION

Engine 5 was released by Command and returned to station 5.

RH 973

Created By: HAMILTON, RYAN

TK7

Use	Responding From	Priority
(1) - Suppression	Sta 6	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:56:50, 03/22/2024		

At Patient Time	Clear Time	In District Time
	10:13:55, 03/22/2024	

Actions Taken: Cancelled en route

Personnel: TROY HIRSCH, CHAD HOSCH, CHARLES STOGNER

Unit Narrative

T7 cancelled due to needing an Aerial in the city for coverage. E5 was dispatched instead

TH 1011

Created By: HIRSCH, TROY

SBCO1

Use	Responding From	Priority
(1) - Suppression		

Response Delays:

Dispatch Time	Enroute Time	Arrival Time
05:56:50, 03/22/2024		

At Patient Time	Clear Time	In District Time

Actions Taken:

Personnel Count: 0

Q9

Use: (1) - Suppression
Responding From: Sta 9
Priority: Emergent

Response Delays:

Dispatch Time: 05:56:50, 03/22/2024
Enroute Time: 05:57:12, 03/22/2024
Arrival Time: 06:01:42, 03/22/2024

At Patient Time:
Clear Time: 06:43:36, 03/22/2024
In District Time:

Actions Taken:
Provide manpower

Person 1: DAVIDSON, JOHNNY

Patient Contact? No
Medical PPE Worn: None

Fire Products Exposed To:
Smoke

PPE Worn During Incident:
SCBA, Coat, Firefighting Gloves, Boots, Mask, Hood, Structure Firefighting Helmet, Pant

PPE Malfunction? No
Barrier Breach: No
Black Soot Around Nose:
Black Soot Around Mouth: No

Decontamination Procedures Completed:

Person 2: LUECHTEFELD, CALYSSA

Patient Contact? No
Medical PPE Worn: None

Fire Products Exposed To:
Smoke

PPE Worn During Incident:
Coat, SCBA, Boots, Firefighting Gloves, Hood, Structure Firefighting Helmet, Pant, Mask

PPE Malfunction? No
Barrier Breach: No
Black Soot Around Nose:
Black Soot Around Mouth: No

Decontamination Procedures Completed:

Person 3: WILKINS, JOHN

Patient Contact? No
Medical PPE Worn: None

Fire Products Exposed To:
Smoke

PPE Worn During Incident:
SCBA, Pant, Firefighting Gloves, Hood, Coat, Boots, Structure Firefighting Helmet, Mask

Person 3: WILKINS, JOHN

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No		No

Decontamination Procedures Completed

Unit Narrative

Q9 was dispatched on the 2nd alarm. We had moved to Gattis School & Aw Grimes for aerial south stand-by in Dist 4. As we arrived, we were requested to respond. On location, we were tasked with opening up the building on the "Charlie" side for ventilation. As we made our way up the "Bravo" side a civilian pulled up in a F-150, hopped out, and entered the building. I radioed this information to command, and the civilian quickly came back outside. I met with him to ask about access through the doors that were mid-line on the "Bravo". He called a 2nd person over and we were able to gain entry. As we entered the building, we went through two doors, at which time I told my crew to exit the building and mask up due to the toxic smell and taste of the smoke. We re-entered the building and made our way to the "Charlie" side. We opened to large roll-up doors and then IC cleared us from the scene. Q9 cleared and returned to the station.

jd942

Gear was deconned by washing in the extractor & air drying.

jd942

Created By: DAVIDSON, JOHNNY

SQD2

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
05:32:48, 03/22/2024	05:32:48, 03/22/2024	05:39:22, 03/22/2024

At Patient Time	Clear Time	In District Time
	06:37:52, 03/22/2024	

Actions Taken:

Personnel

NOLAN NICHOLS, RYAN DANDREA

Unit Narrative

Dispatch Information:

Rescue 2 was dispatched in a box alarm to this address, Squad 2 assigned themselves to this call.

En Route Information:

We responded code 3 from station 2.

Command:

Engine 4 established command.

On Scene:

Unit Narrative

Squad 2 and Rescue 2 arrived and announced they were available on the scene. Battalion 2 assigned us to stretch a line. We stretched a line off the Engine 4. Inside I assumed inside division. When I got into the electrical room, I flipped all the off switches I could find. We then knocked down the fire in the battery locker compartments. We then overhauled it. After recycling our air bottles command told us to swap out crews with the oncoming C-shift. We went to Station 2 and did PPE and personal decontamination.

1056 NN

Created By: NICHOLS, NOLAN

RSC2

Use	Responding From	Priority
(1) - Suppression	Sta 2	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:10, 03/22/2024	05:32:52, 03/22/2024	05:39:13, 03/22/2024

At Patient Time	Clear Time	In District Time
	06:42:02, 03/22/2024	

Actions Taken: Fire control or extinguishment, other

Person 1: CLASSEN, TRENT

Fire Products Exposed To: Gases/CO, Fire, Smoke, Debris/Runoff, Heat

PPE Worn During Incident: Coat, Firefighting Gloves, Boots, Hood, Mask, Pant, SCBA, Structure Firefighting Helmet

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed: Gear bagged, placed in cab, Cleaned neck, face, arms, and exposed areas, Wet brush gear with soap

Person 2: WADE, JIMMY

Fire Products Exposed To: Fire, Smoke, Debris/Runoff, Heat, Gases/CO

PPE Worn During Incident: Firefighting Gloves, Pant, Coat, Hood, Mask, Boots, Structure Firefighting Helmet, SCBA

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed: Gear bagged, placed in cab, Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Used wet wipes

Person 3: KONDOFF, JERIK

Fire Products Exposed To: Debris/Runoff, Smoke, Gases/CO, Heat, Fire

Person 3: KONDOFF, JERIK

PPE Worn During Incident
SCBA, Coat, Mask, Boots, Hood, Structure Firefighting Helmet, Firefighting Gloves, Pant

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Cleaned neck, face, arms, and exposed areas, Used wet wipes, Wet brush gear with soap, Gear bagged, placed in cab

Unit Narrative

AOS and assigned to assist with extinguishment inside the structure. R2 met with E6 and E4 and assisted with removing doors from battery cages and extinguishment and overhaul. We evacuated the structure and were released by command.

TMC 1021

Created By: CLASSEN, TRENT

BATT1

Use	Responding From	Priority
(1) - Suppression	Sta 1	Emergent

Response Delays
Distance

Dispatch Time	Enroute Time	Arrival Time
05:31:10, 03/22/2024	05:32:39, 03/22/2024	05:46:06, 03/22/2024

At Patient Time	Clear Time	In District Time
	06:35:28, 03/22/2024	

Actions Taken:
Safety Officer

Person 1: RAGO, RICHARD

Fire Products Exposed To
Smoke

PPE Worn During Incident
Coat, Pant, Boots, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
None

Unit Narrative

I responded emergent from Central Fire Station to a structure fire box alarm located at 1300 Louis Henna Blvd. I arrived on the scene and assumed safety. When I made entry into the hazard area, the fire was under control and overhaul was being discussed. I advised the incident command face-to-face of a plan Haz Mat was considering. I noticed command talking to an engineer about power to the building and asked that the crews be advised of the conversation. I was released by command and returned to quarters.

Decontamination procedures for myself:

Unit Narrative

I was only exposed to smoke. I took off my gear, placed it in the bed of my pickup, and washed it when I returned to Central. As for myself, I immediately took a shower upon returning to Central and washed my clothing.

RR 946

Created By: RAGO, RICHARD

LAD8

Use	Responding From	Priority
(1) - Suppression	Sta 8	Emergent

Response Delays
Distance

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:33:06, 03/22/2024	05:40:15, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:19:20, 03/22/2024	

Actions Taken:
Shut down system, Standby, Salvage & overhaul

Person 1: LINCOLN, BRANDON

Patient Contact?	Medical PPE Worn
	None

Fire Products Exposed To
Debris/Runoff, Smoke, Class A Foam, Fire, Heat, Gases/CO

PPE Worn During Incident
SCBA, Pant, Hood, Structure Firefighting Helmet, Boots, Firefighting Gloves, Mask, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 2: LLORENTE, NICHOLAS

Fire Products Exposed To
Gases/CO, Smoke, Fire, Heat, Debris/Runoff, Class A Foam

PPE Worn During Incident
Boots, Coat, Pant, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 3: KELLENBERGER, ROBERT

Fire Products Exposed To
Smoke, Class A Foam

Person 3: KELLENBERGER, ROBERT

PPE Worn During Incident
Hood, Structure Firefighting Helmet, Mask, Firefighting Gloves, Pant, Coat, SCBA, Boots

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Unit Narrative

DISPATCH INFORMATION-

Round Rock dispatched Ladder 8 to a reported Structure Fire at 1300 Louis Henna for a reported small fire on the exterior.

EN-ROUTE INFORMATION-

We responded from our respected Station code 3, distance and weather caused a delay. Dispatch advised that the GC was on the scene advising this was a battery fire in a cabinet on the exterior.

COMMAND-

Batt 2 had command.

ON-SCENE INFORMATION-

Ladder 8 arrived and was staged initially due to Engine 4 advising investigation mode.

ACTION TAKEN-

Batt 2 advised Ladder 8 to go ahead and spot on the A-sided and assist with outside utilities. Ladder 8 made the scene and spotted for best aerial advantage. Ladder 8 quickly walked the complex area and met up with ATMOS, they advised they would be pulling the meter to this address. After completion and confirmation utilities were shut off, I advised the incident command we were ready for another assignment. We remained in staging for some time. After the first due crews had entered, we were advised to enter and watch for hotpots. We didn't notice areas still in the lower 100 degrees, and some popping of the batteries. Some water was sprayed from the hose line previous crews had taken in. After remaining inside watching the cabinet for re-ignition we were relieved once we were getting low air. We were relieved by another company, and we exited the building. We did a quick washdown and were cleared from the scene by the oncoming crew. The oncoming crew of Steve Crew, Ryan Mattie, and Austin Simpson took our place on the scene. All units went available and returned to their respective stations.

BI965

L8 C-shift-

FF Ryan Mattei, FF Austin Simpson, and myself relieved L8 B shift on scene. We were assigned to join R2 and replace E3 B shift interior to attempt to clean out the batteries. Soon after our entry Batt2 told all units to exit with tools and close the door to the batteries. L8 then proceeded to wash down pack up and clear the scene to go available.

SC1027

Created By: LINCOLN, BRANDON

TK3

Use	Responding From	Priority
(1) - Suppression	Sta 3	Emergent

Response Delays
Distance

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:33:03, 03/22/2024	05:40:14, 03/22/2024

TK3

At Patient Time	Clear Time	In District Time
	09:38:06, 03/22/2024	

Actions Taken:
Salvage & overhaul

Person 1: LYMAN, DREW

Fire Products Exposed To
Smoke, Heat

PPE Worn During Incident
Mask, Structure Firefighting Helmet, SCBA, Coat, Pant, Boots, Hood

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 2: LOESSIN, KELLY

Fire Products Exposed To
None

PPE Worn During Incident
None

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth

Decontamination Procedures Completed

Person 3: MARTINDALE, SCOTT

Fire Products Exposed To
Smoke, Heat

PPE Worn During Incident
SCBA, Firefighting Gloves, Boots, Pant, Structure Firefighting Helmet, Hood, Coat, Mask

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 4: SITTRE, KARL

Person 5: CAMPBELL, AARON

Person 6: BROWN, KYLE

Unit Narrative

DISPATCH INFORMATION

Round Rock dispatched Truck 3 to a box alarm at 1300 Louis Henna for a commercial structure.

Unit Narrative

EN ROUTE INFORMATION

Truck 3 responded code 3 from Station 3.

ON SCENE INFORMATION

Truck 3 three arrived on the scene and staged on Louis Henna.

ACTION TAKEN

Truck 3 was ordered to bring up tools to the scene, with no specific tasking. Truck 3 brought saws and tools to the Alpha side and remained on deck. After the initial fire attack recycled, Truck 3 was assigned Inside Division with Engine 5 and entered to overhaul. Truck 3 hit hot spots and ventilated the building by finding a second door. Replaced by Ladder 8 and Truck 3 was sent to swap with the oncoming shift at shift change. See the next paragraph for C-Shift's actions.

1047ATL

Truck 3 Crew was relieved by the C shift crew. We stayed on deck the entire time on scene.

We cleared with a backup.

ks939

Created By: LYMAN, DREW

E3

Use	Responding From	Priority
(1) - Suppression	Sta 3	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:32:58, 03/22/2024	05:39:31, 03/22/2024

At Patient Time	Clear Time	In District Time
	07:55:34, 03/22/2024	

Actions Taken: Hazardous materials spill control and confinement

Person 1: JOHNSON, ADAM

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To: Smoke, Heat, Debris/Runoff

PPE Worn During Incident: Mask, Coat, Structure Firefighting Helmet, Pant, Firefighting Gloves, SCBA, Boots, Hood

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No			

Person 1: JOHNSON, ADAM

Decontamination Procedures Completed

Person 2: BATENHORST, PATRICK

Patient Contact?: No

Medical PPE Worn: None

Fire Products Exposed To: Smoke, Debris/Runoff, Heat

PPE Worn During Incident: Coat, Boots, Firefighting Gloves, Structure Firefighting Helmet, Pant, Hood, SCBA, Mask

PPE Malfunction?

Barrier Breach

Black Soot Around Nose

Black Soot Around Mouth

Decontamination Procedures Completed

Person 3: DIAMOND, MICHAEL

Patient Contact?: No

Medical PPE Worn: None

Fire Products Exposed To: Smoke, Heat, Debris/Runoff

PPE Worn During Incident: Coat, SCBA, Mask, Boots, Firefighting Gloves, Hood, Structure Firefighting Helmet, Pant

PPE Malfunction?

Barrier Breach

Black Soot Around Nose

Black Soot Around Mouth

Decontamination Procedures Completed

Unit Narrative

Dispatch information:

E3 was dispatched to a structure fire commercial box alarm at 1300 Louis Henna Blvd.

Enroute information:

E3 responded C-3 from Station 3.

Command:

Incident command was established PTA by E4.

On-scene information:

E3 arrived 4th on scene and level 1 was staged outside of the complex.

Action taken:

E3 was initially told to make the scene and go on deck. E3 made the scene and was then given the task of monitoring the runoff from the extinguishment efforts. E3 advised incident command that the runoff was headed directly into a storm drain. Incident command directed E3 to damn up the area to prevent as much runoff as possible from entering the drain. E3 used multiple buckets and bags of absorbent to dike/damn the runoff up. E3 was then given the task of relieving E4 inside of the structure and told to monitor the fire area in case of a rekindling.

Unit Narrative

Disposition:

E3 was relieved by Ladder 8 and cleared from the scene by command.

AJ 1103

Created By: JOHNSON, ADAM

E6

Use	Responding From	Priority
(1) - Suppression	Sta 6	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:32:30, 03/22/2024	05:38:33, 03/22/2024

At Patient Time	Clear Time	In District Time
	07:15:24, 03/22/2024	

Actions Taken: Extinguishment by fire service personnel, Forcible entry

Person 1: RODRIGUEZ, JAIME

Fire Products Exposed To: Gases/CO, Smoke, Heat

PPE Worn During Incident: Pant, Mask, Structure Firefighting Helmet, Firefighting Gloves, SCBA, Boots, Hood, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed: Cleaned neck, face, arms, and exposed areas, Used wet wipes

Person 2: SILVA, BRADLEY

Fire Products Exposed To: Smoke

PPE Worn During Incident: Boots, Work Gloves, Pant

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed: None

Person 3: SANTIAGO, HECTOR

Fire Products Exposed To: Heat, Smoke, Gases/CO

Person 3: SANTIAGO, HECTOR

PPE Worn During Incident
SCBA, Pant, Coat, Hood, Boots, Firefighting Gloves, Mask, Structure Firefighting Helmet

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Used wet wipes, Cleaned neck, face, arms, and exposed areas

Unit Narrative

E6 arrived 2nd on the scene behind E4. E6 met up with E4. We were advised where the fire was and that we should use extinguishers. E6 grabbed the dry chemical extinguisher and CO2 extinguishers. E6 entered with E4. The door to the electrical structure was open. E6 and E4 used a total of 4 extinguishers which slowed down the fire. E6 located and shut off a couple of large power shutoffs and breaker panels. I found a 2nd door to the large electrical structure we were in and choked it open for better ventilation and visibility. We began working on getting the panel doors taken off that were covering the batteries on fire. while performing his driver duties, Driver Silva began googling information on the type of batteries, with little success finding general hazard information. E6 exited the structure and recycled. E6 remained on deck until released by command. E6 used Hero Wipes to decon on the scene. Driver Silva was exposed to smoke in the air as a driver. E6 began decontaminating the equipment and washing gear upon return to the station. E6 showered after the fire.

JR992

Created By: RODRIGUEZ, JAIME

E4

Use	Responding From	Priority
(1) - Suppression	Sta 4	Emergent

Response Delays
None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:08, 03/22/2024	05:33:23, 03/22/2024	05:37:30, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:47:57, 03/22/2024	

Actions Taken:
Extinguishment by fire service personnel, Salvage & overhaul

Person 1: PATENAUDE, JOHN

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To
Class A Foam, Smoke, Debris/Runoff, Gases/CO

PPE Worn During Incident
Pant, SCBA, Firefighting Gloves, Hood, Boots, Mask, Structure Firefighting Helmet, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Used wet wipes, Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Gear bagged, placed in cab

Person 2: O'SAIL, DANIEL

Patient Contact? No

Medical PPE Worn: None

Fire Products Exposed To: Class A Foam, Debris/Runoff, Gases/CO, Smoke

PPE Worn During Incident: Pant, Work Gloves, Boots

PPE Malfunction? No

Barrier Breach: No

Black Soot Around Nose: No

Black Soot Around Mouth: No

Decontamination Procedures Completed: Cleaned neck, face, arms, and exposed areas, Wet brush gear with soap

Person 3: SIMMONS, RAY

Patient Contact? No

Medical PPE Worn: None

Fire Products Exposed To: Class A Foam, Gases/CO, Smoke, Heat, Debris/Runoff

PPE Worn During Incident: SCBA, Structure Firefighting Helmet, Hood, Coat, Mask, Pant, Boots, Firefighting Gloves

PPE Malfunction? No

Barrier Breach: No

Black Soot Around Nose: No

Black Soot Around Mouth: No

Decontamination Procedures Completed: Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Used wet wipes, Gear bagged, placed in cab

Person 4: BRIGGS, JARED

Fire Products Exposed To: Smoke, Gases/CO

PPE Worn During Incident: Boots, Pant, Work Gloves, Structure Firefighting Helmet

PPE Malfunction? No

Barrier Breach: No

Black Soot Around Nose: No

Black Soot Around Mouth: No

Decontamination Procedures Completed: Cleaned neck, face, arms, and exposed areas

Person 5: CONTRERAS, ROGER

Fire Products Exposed To: Class A Foam, Debris/Runoff, Dry Chemical Agent, Gases/CO, Smoke, Heat

PPE Worn During Incident: Coat, Boots, Pant, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA

PPE Malfunction? No

Barrier Breach: No

Black Soot Around Nose: No

Black Soot Around Mouth: No

Person 5: CONTRERAS, ROGER

Decontamination Procedures Completed

Gear bagged, placed outside of cab, Used wet wipes, Cleaned neck, face, arms, and exposed areas, Wet brush gear with soap

Person 6: SMISCHNEY, TROY

Fire Products Exposed To

Dry Chemical Agent, Debris/Runoff, Gases/CO, Smoke, Class A Foam, Heat

PPE Worn During Incident

Pant, Structure Firefighting Helmet, SCBA, Firefighting Gloves, Hood, Boots, Mask, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed

Gear bagged, placed outside of cab, Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Used wet wipes

Unit Narrative

Engine 4 B-Shift

DISPATCH INFORMATION

Round Rock dispatched E4, L8, E3, T3, Rsc2, and E6 to 1300 Louis Henna Blvd, the old Sears Teleserve, for a structure fire.

EN ROUTE INFORMATION

Engine 4 responded code 3 from Station 4. In route, dispatch advised that there was an exterior battery cabinet on fire. Engine 4 a/o without incident. We were met at the front gate by an employee who stated that the battery room was on fire and pointed to where it was. Engine 4 drove to the area on the Delta/Alpha corner and we were met by the employee.

COMMAND

I established Encompass command.

ON SCENE INFORMATION

Engine 4 arrived on the scene of a mega-sized communications facility with light smoke showing. I stated that we would be in the offensive mode and also investigating. I said we would be investigating because we needed more information as to the battery type and type of extinguishment method. The employee stated the batteries were lead zinc and that we should use dry chemical extinguishers to put out the fire. Battalion 2 arrived with Engine 4 and immediately took command.

ACTIONS TAKEN

Engine 4 and Engine 6 crews made entry with type ABC extinguishers, type D extinguishers, and CO2 extinguishers. The battery room was separate from the main building, but there was a wall surrounding the battery room that was open above and continuous with the main structure. There was light to moderate smoke in the battery room with at least four of the battery cabinets fully on fire. The cabinet doors were open. Temperatures were up to 1,000 degrees Fahrenheit in the battery cabinet. Engine 6 and Engine 4 crews attempted to extinguish the fire with all three types of extinguishers. The flames would die down and then come right back when an extinguisher was empty. I informed the command that the extinguishers were not working and that we would need water. I also informed the command that we needed to be aware of any runoff and where that contaminated water would go. Squad 2 or Rescue 2 crew used a 1 3/4" line to put a small amount of water on the fire and quickly extinguished the fire. Engine 4 crew exited the structure to recycle. Command then had a face-to-face with me and stated that we would be entering the structure to watch the batteries and make sure there were no flare-ups while they decided how to proceed with the batteries. Some of the batteries were popping. I called for Class A foam from the Engine 4 driver. Firefighter Contreras put a light coat of foam over the battery cabinets. Command then ordered us out of the structure and during a face-to-face, told me that we were being relieved in place by the oncoming shift. Firefighter Contreras and I were relieved by Engine 4 C-Shift officer and firefighter. We placed our gear in an outside compartment of Brush 4 and returned to quarters for decontamination of our gear and ourselves. Engine 4 C-Shift driver and Battalion 2 took Brush 4 back to the scene where Driver Briggs was relieved and returned to quarters.

DISPOSITION

Engine 4 was relieved in place by the Engine 4 C-Shift crew and returned to quarters for decontamination.

Unit Narrative

TS 1075

Engine 4 C-Shift:

DISPATCH INFORMATION

E4C was requested to respond by Command to 1300 Louis Henna Blvd to replace the crew of E4 for shift change.

EN ROUTE INFORMATION

We responded code 1 from Station 4 in Brush4.

ON SCENE INFORMATION

We arrived on scene and swapped with E4B while doing a face-to-face.

ACTION TAKEN

We were assigned to the inside division by command. The inside division assigned us to assist with monitoring the temperatures of the batteries and hitting any hotspots with limited water use. Command advised the inside division to come up with a plan to disassemble the battery racks, E4 assisted by hauling the debris from the battery container room to the roll-off dumpsters that were placed outside the building. Command then ordered everyone out, we exited the building with our tools. Command advised to remove and bag gear, begin decontaminating, and pack up the engine. We waited on the scene until the incident command confirmed there was no further need for a suppression unit.

DISPOSITION

E4 cleared by Command.

J.Patenaude 1098 03/22/24

Created By: PATENAUDE, JOHN

BATT2

Use	Responding From	Priority
(1) - Suppression	Sta 4	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:08, 03/22/2024	05:33:09, 03/22/2024	05:38:35, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:58:02, 03/22/2024	

Actions Taken: Incident command

Person 1: COLBURN, WILLIAM

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To: Smoke, Debris/Runoff

PPE Worn During Incident: None

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Person 1: COLBURN, WILLIAM

Decontamination Procedures Completed
Cleaned neck, face, arms, and exposed areas

Person 2: GOSSARD, JAMES

Patient Contact?
No

Medical PPE Worn
None

Fire Products Exposed To
Smoke

PPE Worn During Incident
None

PPE Malfunction?
No

Barrier Breach
No

Black Soot Around Nose
No

Black Soot Around Mouth
No

Decontamination Procedures Completed
Used wet wipes

Unit Narrative

Colburn-111

I assumed command of the Sabey Data Center Fire located at 1300 Louis Henna Blvd from Chief James Gossard at approximately 0730 am on the morning of March 22, 2004. I made my way to the command post and did a face-to-face communication for pass-on from Chief Gossard. He advised me what the current situation was and the resources he had on-scene at the incident.

After assuming command from Chief Gossard I called for a face-to-face with Hazmat Operations who was Matt Tanzer off of Hazmat 6 with his entire crew along with Lt. Crew and Capt. Karl Sittre to retrieve in-depth information from crews that were working on the scene before my arrival. After a brief discussion, I determined the incident action plan we were currently in before my arrival was going to change from an offensive posture to more of a defensive posture and I immediately pulled everyone out of the Hot-zone and seized operations due to the high exposure rates and safety of my crews.

I then met with Sabey representatives and after a brief discussion about the situation I advised them to get an environmental services crew enroute for further clean-up. I had Hazmat operations run PH-paper to get readings of the water run-off around the building and within approximately 300 yards from the incident due to water running into a nearby drainage ditch. The PH reading within approximately 50 ft of the building was highly diluted by water and we received a PH of 9.

I then contacted Logistics and Battalion 1 to start a log of contaminated gear from the incident so that we could get it replaced as soon as possible. I also contacted firefighter Joe Johnson who happened to be working on air packs at the time and requested he respond with the SCBA trailer to refill bottles.

I changed the Incident Action plan to a defensive posture and met with Captain Sittre, and Hazmat Operations Tanzer, along with the Electrical Engineer with Sabey data centers. We came up with a plan of action to include the following:

1. No one entered the Hot Zone which was considered the interior of the containment wall.

Start the decontamination process of gear utilizing Battalion 1 and firefighter Sladececk, to start getting a list of contaminated items and personnel gear.

3. Hazmat operations to fly the perimeter around the building with a drone, to recon.

4. Captain Sittre to enter the main building with engineers to do a walk thru to check for any kind of smoke in the building in operation and utilize the AC unit for smoke extraction, due to the fact this was the only way to vent the main building.

5. Close all doors in the building where the incident occurred and monitor the situation for 15 to 30 minutes.

6. After the time frame is reached open the door to the building and use class D extinguishers and Dry chemical extinguishers to smother any further off-gassing of batteries.

Unit Narrative

7. Hazmat operations to notify state authorities of the situation for follow-up on the incident clean-up process.

These steps eventually got us to be able to contain the situation and stop the majority of smoke build-up in the incident building and further smoke from entering the main building.

Once the situation was stabilized the scene was handed back over to Sabey representatives to continue further necessary clean-up.

Created By: COLBURN, WILLIAM

HAZMAT 6

Use	Responding From	Priority
(0) - Other	Sta 6	Non-Emergent

Response Delays
None/No Delay

Dispatch Time	Enroute Time	Arrival Time
06:30:00, 03/22/2024	06:40:00, 03/22/2024	06:55:00, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:38:14, 03/22/2024	

Actions Taken:
HazMat detection, monitoring, sampling, & analysis, UAV - Assist FMO, Provide equipment, Hazardous materials spill control and confinement

Personnel
MATTHEW TANZER, BRANDON STRICKLAND, KENNETH SCHMIDT

Unit Narrative

Hazmat 6 was dispatched via face-to-face with Truck 7 who was covering District 6 while we came on for shift change. HM6 was dispatched to provide relief to Engine 6 and perform hazmat monitoring and containment.

Hazmat 6 was delayed in going en route due to personnel gathering PPE to deploy on the apparatus.

HM6 reported on the scene and made face-to-face contact with the incident command. Command directed H6 to dam water runoff coming from the structure. 10 bags of Dry Absorb were used to create a dike around the nearest storm drain. This caused water to pool up in the curb area surrounding the drain. 2 bags of dry absorb were left on the scene to reapply as needed. Two multipurpose pillows were used to block drains on the exterior of the building, proximal to the fire area.

H6 liaised with onsite staff working on the Sabey site. The staff provided H6 with a Safety Data Sheet for the involved material, Nickel Zinc batteries. H6 checked the water runoff from the building drain and the diked quantity outside the storm drain. The building runoff read a PH of 9 with no change to the oxidizer paper. The diked water read at a PH of 7. The storm drain drained to an unnamed tributary to the west lot adjacent to Sabey Data Center. The tributary reportedly led north to ultimately release into Brushy Creek. The water in the tributary was found to be pooled, with no northward flow. The water in the tributary read a PH of 7 with no change to the oxidizer paper.

H6 reported its findings and actions to the incident command. Command directed H6 to report the incident to TCEQ. H6 reached TCEQ via their 24-hour hotline. H6 provided onsite Sabey contact information. TCEQ performed all further inquiries with Sabey personnel.

H6 provided suppression staff with a Class D Extinguisher. H6 performed a drone flyover and scene recording at the request of the Fire Marshall's Office.

H6 was directed by Command to assemble an exposure report for all on-scene personnel.

H6 was released by Command.

MT1095

Created By: TANZER, MATTHEW

Fire Module

SITE INFO

Alarms	Acres Burned	Resident Units In Bldg	Buildings Involved
2	0 acres	Not residential	1

Hydrant Identifier	Estimated Water Usage
	500

ON-SITE MATERIALS

Material ID 1	Storage Use ID 1
(UUU) - Undetermined	(U) - Undetermined

IGNITION

Area of Origin
(60) - Equipment or service area, other

Heat Source
(UU) - Undetermined

Item First Ignited	Fire Confined to Item?
(UU) - Undetermined	

Type of Material First Ignited

Cause of Ignition
(U) - Cause undetermined after investigation

Factors Contributing to Ignition 1
(UU) - Undetermined

Human Factors Contributing to Ignition
(N) - None

Est. Age of Person Involved	Gender of Person Involved

STRUCTURE

Structure Type
(3) - Open structure

Stories Above Grade	Stories Below Grade	Building Status

Length	Width	Total Square Feet	Story of Fire Origin

Fire Spread

Item Contributing Most to Flame Spread	Type of Material

Number of Stories with Damage

Minor Damage	Significant Damage	Heavy Damage	Extreme Damage	Total Stories

PROTECTIVE SYSTEMS

Presence of Detector

Detector Type

Power Supply

Detector Operations

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System
(N) - None Present

System Type

System Operation

# of Sprinklers

Reason for System Failure

Casualty

CIVILIAN CASUALTY #1

Injured Person

Name
Tellis Hall

Gender
(1) - Male

Date of Birth

Age
35

Race

Ethnicity

Affiliation
(1) - Civilian

Injury Info

Injury Time and Date
05:30:00, 03/22/2024

Severity
(U) - Undetermined

Cause of Injury
(9) - Multiple causes

Human Factors Contributing to Injury
(N) - None

Factor Contributing 1
(NN) - None

Activity when Injured
(0) - Activity, other

Taken to Emer. Care?
Yes

Primary Apparent Symptom
(01) - Smoke inhalation

Primary Area of Body Injured

Injury Location

Location at Time of Incident
(2) - Not in area and not involved in starting the fire

General Location at Time of Injury
(2) - In building of origin, but not in area of origin

CIVILIAN CASUALTY #1

Specific Location at Time of Injury
(09) - Egress/exit, other

Story at Start of Incident
1

Story when Injury Occurred
1

Remarks

Tellis Hall discovered the fire while doing his rounds at about 05:30. He opened the door the area containing the backup batter cabinets and met a wall of smoke, inhaling some.

M12 checked him out and transported him and transported him to an unknown hospital.

JG

909

Hazmat

HAZMAT INFO

HazMat Disposition
(2) - Completed with fire service present

Civ. Injuries

Civ. Deaths

HazMat Action 1
(11) - Identify, analyze hazardous materials

HazMat Action 2
(14) - HazMat leak control and containment

HazMat Disposition
(02) - Tier Two Short term operations

# of Entries

Suit/PPE Level
(04) - Level D Firefighting turnout protective clothing

CHEMICALS

Chemical
Nickel hydroxide

CAS Number

UN Number
9140

DOT Classification

Amount Released
1 Ounces (liquid)

Container Type
(UU) - Undetermined

Capacity
1

State Released

Released Into

RELEASE INFO

Cause of Release
(5) - Cause under investigation

Released From
(1) - Inside or on structure

Story of Release
1

Population Density
(1) - Urban center - Densely populated

Which Occured First
(1) - Ignition

Area Affected
1000 Square feet

Area Evacuated
0 Square feet

Buildings Evacuated
0

People Evacuated
0

FACTORS

Release Factor 1

(UU) - Undetermined

EQUIPMENT

Equipment Involved in Release

(229) - Battery

Brand	Model	Serial Number	Year

Yvette Glover

From: Rachel Power <rachel.powa@gmail.com>
Sent: Tuesday, April 7, 2026 3:41 PM
To: Planning
Subject: Against data centers

Some people who received this message don't often get email from rachel.powa@gmail.com. Learn why this is important

Hi there, as a citizen who falls under the Hutto ISD, I'd like to submit my voice against the data centers. We know they use more water than what is being reported. It is closer to 1-5 million gallons of water PER DAY, putting pressure and strain on local water availability. https://www.eesi.org/articles/view/data-centers-and-water-consumption#:~:text=Large%20data%20centers%20can%20consume%20up%20to,water%20and%20energy%20usage%20by%20data%20centers.

We already had that issue alongside not having clean water in many of our neighborhoods. They also cause heat deserts. We already have issues with our grid. Adding to it would disastrous. https://www.cnn.com/2026/03/30/climate/data-centers-are-having-an-underrported

I believe it's been established that Hutto along with Round Rock and Pflugerville citizens do not want data centers. Please show us that you, elected by the people, are actually working for the people. Your decision should reflect our collective voice on this matter.

Best regards
Rachel Power

Yvette Glover

From: James Ray <preach2020@aol.com>
Sent: Monday, April 13, 2026 2:21 PM
To: Planning
Subject: Strongly Disapprove

Some people who received this message don't often get email from preach2020@aol.com. Learn why this is important

I strongly disapprove of building a data center 200 ft from my house.
I did not build our dream home to wake to see commercial buildings. I am investigating the possibility to filing suit against the city and board members for the following:

- **Noise Pollution:** The most frequent complaint is a "constant hum" or "whir" from massive HVAC cooling systems and, occasionally, large backup generators. This sound can be incessant and sometimes exceeds 60-90 dB, breaking local noise regulations.
- **Air Pollution & Health Risks:** Data centers often use diesel backup generators, which release harmful nitrogen oxides (

) and particulate matter (

) into the surrounding air during testing or outages, leading to potential respiratory risks.
- **Water Usage:** Data centers consume immense amounts of water for cooling. This can strain local water supplies, with some residents reporting lowered water tables in their area.
- **Light Pollution:** To maintain security, these sites operate all-night lighting, which can disrupt sleep patterns for nearby residents and disturb local wildlife.
- **Energy Grid Strain:** These facilities are highly energy-intensive, which can drive up electrical utility rates for local residents and threaten to increase reliance on fossil fuel energy sources.
- **Reduced Property Value & Aesthetics:** They are essentially large, industrial warehouses surrounded by high fences. Their presence in residential areas is often seen as a significant decline in local aesthetic and lifestyle quality.
- **Environmental Impact:** Data centers can consume millions of gallons of water annually and threaten biodiversity, with some projects encroaching on residential, natural, or historical areas.


Science, Technology and Public Policy (STPP) +8

I

Yvette Glover

From: Terry Robinson <tlrhuttotx@gmail.com>
Sent: Tuesday, April 7, 2026 5:46 PM
To: Planning
Subject: Data Center on Ed Schmidt

Some people who received this message don't often get email from tlrhuttotx@gmail.com. Learn why this is important

If the data center is approved, I suggest the the industrial looks be nixed and a design keeping with the historic nature of Hutto be used(check out the Walmart facade facing 79-Palm Valley.)

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Jarred Smith

Address: 239 Hyltin St Hutto, TX 78634

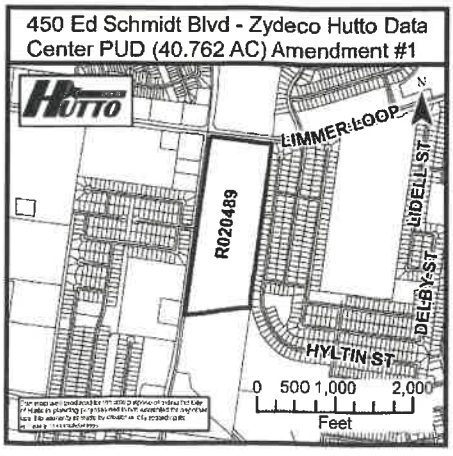
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

Concern for air, sound and health quality of life.

SITE LOCATION MAP



PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	APRIL 7, 2026
CITY COUNCIL ON:	MAY 7, 2026
MEETING LOCATION:	500 W. Live Oak St. – City Hall
MEETING TIME:	7:00 PM

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Diane Hanson Tasto

Address: 14 Heritage Oak Ct. Lake Jackson, Tx. 77566

☑ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

As a property owner of this tract, I am very much in favor of this project.

Diane Hanson Tasto

SITE LOCATION MAP



Yvette Glover

From: Heather Thompson <hwthompson612@gmail.com>
Sent: Wednesday, April 8, 2026 7:05 AM
To: Planning
Subject: NO DATA CENTER!

[Some people who received this message don't often get email from hwthompson612@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern,

My name is Heather Thompson. I've lived in this town since I was 8 years old. I am almost 30 now. I went to Nadine, Farley (it's 2nd year open), and graduated from Hutto HS. Throughout the years I have watched my beloved home town change into a strange land I don't know. Every childhood memory I have in this town has either been torn down, built on, or erased. This town has turned into a place I do not recognize. It has saddened me so much. Please don't make it worse by building a giant unnecessary data center! This place already doesn't feel like "home" anymore. We used to be a quiet little town. We've managed to turn ourselves into a mini Austin. And it makes me sick. We do not need a data center! We do not want a data center! NO DATA CENTER PLEASE!!!! Thank you for taking the time to read my email. I appreciate it.

God bless,
Heather Walters Thompson

Yvette Glover

From: Jeran Urban <jeran.urban@gmail.com>
Sent: Tuesday, April 7, 2026 6:50 PM
To: Planning
Subject: Strong concerns with Zydeco data center on Ed Schmidt Boulevard

[Some people who received this message don't often get email from jeran.urban@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good evening, Commissioners.
My name is Jeran Urban, and I live in Hutto.

I want to express concern about the proposed land use change for the Zydeco data center on Ed Schmidt Boulevard—particularly related to infrastructure strain, property values, water usage, environmental risk, and community trust.

First, developments like this place heavy demand on water, wastewater, and electrical systems, and those impacts extend beyond the site itself. Adding such a large industrial user can strain our utilities and may require costly upgrades that ultimately fall on residents.

Next, I'm concerned about property values. Moving from residential and commercial designations to industrial use changes the character of the area and can affect both current homeowners and future growth.

Data centers are highly resource-intensive, especially when it comes to water. In Central Texas, water is not just another utility—it's a limited and increasingly strained resource.
This proposal raises important questions about daily water consumption and long-term impacts. My own water rates have already increased significantly over the past three years, and I'm concerned about adding further strain that could drive costs even higher for families like mine. Large-scale cooling systems often rely on chemical treatment and produce wastewater discharge. There are also backup generators with on-site fuel storage. Even when managed properly, these systems carry some level of environmental risk, which makes transparency, monitoring, and long-term accountability essential.

Ultimately, this comes down to trust. We're being asked to rely on long-term compliance and oversight to protect our water and our families. I have a four-year-old son, and I want to make sure his health and safety are protected as our city grows. History has shown that when safeguards fall short, communities, not corporations, bear the consequences. That's not a risk we should take lightly.

I'm not opposed to development, but it needs to be appropriate, sustainable, and fully accountable.

If we get this wrong, the consequences won't fall on the developer—they'll fall on the people who live here—and on families like mine. That's why this decision deserves more certainty than we have today and that land should be repurposed for better development opportunities for our community. Not a corporate building that provides very few jobs and does nothing but consume our resources at a cost offloaded to us.

Thank you for your time and consideration.

Regards,

Jeran Urban
512-590-1097

Yvette Glover

From: Jerry Willis <jdwillis56@gmail.com>
Sent: Thursday, April 9, 2026 3:43 PM
To: Planning
Subject: Data enter am against it

[Some people who received this message don't often get email from jdwillis56@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

May 7th
Jerry Willis
317 Hyltin st Hutto 78634
Sent from my iPhone

Yvette Glover

From: Melissa Wisian <lissawisian@gmail.com>
Sent: Tuesday, April 7, 2026 6:02 PM
To: Planning
Subject: Proposed Data Center Rezoning

Some people who received this message don't often get email from lissawisian@gmail.com. Learn why this is important

Dear Planning & Zoning committee of Hutto,

My name is Melissa Wisian and I live within the Riverwalk neighborhood off of Chris Kelly boulevard. I have heard of the developer proposal to rezone residential land for a data center. I am strongly against this idea and would like to provide you reasons as to why we shouldn't make this change. Please find the reasons outlined below:

1) During the snowpocalypse of 2021 much of Riverwalk, including our house, lost power and was without power for almost a full week. We have also experienced brown and black outs. These are times we have already not been prepared for impacts to our power grid and electricity usage, and adding a data center certainly will not help. It will also increase the pricing of energy to the citizens of Hutto during already a difficult time for everyone's pockets.

2) Data Centers need a lot of water. Whether the water is a closed system that "only impacts the center" or an open one that shares pollutants to nearby residents, it will use up a large amount of water. While it might not get as dire as what's happening to Corpus Christi at this time, there's still no reason to go this direction. I'd prefer we use our water for our farm land and for our residential businesses and housing versus a data center.

3) This will not bring jobs to Hutto and will not positively impact housing prices. If we're going to rezone our land for anything, can it please be for something that benefits the people of Hutto? Data Centers don't need many people to run and do not bring about prosperity around them. If anything they bring issues of noise pollution and other risks.

There are likely many more reasons I could share, but the bottom line is that we should NOT let this data center proposal pass. I don't even have kids, but think about the potential impacts on Hutto's children!

Thanks for taking the time to read this and hope you have a nice day!
Melissa Wisian
120 Denton Dr, Hutto, TX 78634

Yvette Glover

From: Evelyn Ynfante <evelynynfante@rocketmail.com>
Sent: Tuesday, April 7, 2026 5:21 PM
To: Planning
Subject: Opposition to Proposed Data Center Plan in Hutto

Some people who received this message don't often get email from evelynynfante@rocketmail.com. Learn why this is important

Dear Sir/Madam,

I am writing to formally convey my objections to the proposed Data Center plan as a resident of Hutto. I kindly ask for my concerns to be carefully reviewed and considered. Thank you for your attention to this important issue. Sincerely,
Evelyn Ynfante

Yahoo Mail: Search, Organize, Conquer

Yvette Glover

From: J.J. Z.R. <jzayasjrosario@gmail.com>
Sent: Saturday, April 11, 2026 7:00 PM
To: Planning
Subject: Zoning amendment - Zydeco Hutto Data Center PUD

Some people who received this message don't often get email from jzayasjrosario@gmail.com. Learn why this is important

Dear Planning and Zoning Commission and City Council Members,

I Jimmy Zayas Jr and my wife Jennette M. Rosario, including our 3 kids, residents of the City of Hutto since October of 2014. Our home address is 119 Anderson St, Hutto, TX 78634.

We strongly oppose the proposed amendment request for the property formerly known as Upper Schmidt's Creek PUD.

Below we share several documented technical and environmental facts explaining why these facilities (data centers) are ***incompatible with residential zones or near residential zones.***

1. Acoustic and Noise Pollution - Data centers are rarely silent. They require massive cooling systems that run 24/7 to prevent servers from overheating.

- **Constant Low-Frequency Hum:** Cooling fans and HVAC systems generate a persistent low-frequency drone. ***Research indicates this "hum" can travel up to two miles*** and is often not blocked by standard sound barriers or residential windows.
- **Decibel Levels:** Operational noise can reach levels between 60 and 90 decibels. For context, ***85 decibels is the threshold where hearing damage can begin*** over long-term exposure.
- **Health Impact:** Persistent low-frequency noise has been linked to sleep disturbances, increased stress, migraines, and even cardiovascular issues for nearby residents.

2. Massive Resource Consumption - A data center's **"diet"** of water and electricity can significantly **strain local municipal resources**.

- **Water Scarcity:** A single large-scale facility can consume 1 to 5 million gallons of water per day for evaporative cooling. In many regions, this competes directly with residential water needs, ***leading to increased utility rates for homeowners.***
- **Energy Grid Strain:** "Hyperscale" data centers (those built for modern AI) can consume as much electricity as 100,000 households. This surge in demand often forces utility companies to raise rates for the entire community to fund infrastructure upgrades.

3. Air Quality and Health Risks - While the servers themselves don't emit smoke, their support systems do.

- **Backup Generators:** Data centers are required to have 100% power redundancy, usually provided by large diesel or gas generators. ***Monthly testing and emergency use of these generators release nitrogen oxides (NOx) and particulate matter.***
- **Concentrated Pollutants:** Some communities near large data hubs have reported nearly an ***80% increase in nitrogen dioxide levels, which can exacerbate asthma and other respiratory conditions.***

4. Visual Blight and Light Pollution - Residential areas are typically designed for human-centric aesthetics, which data centers do not share.

- **"Grey Box" Architecture:** Most facilities are windowless, monolithic concrete structures that can span hundreds of thousands of square feet, ***negatively impacting local property values and neighborhood character.***
- **24/7 Illumination:** For security purposes, data centers are often brightly lit throughout the night. This contributes to light pollution, which can ***disrupt the circadian rhythms of residents and local wildlife.***

5. Infrastructure and Traffic - Construction Phase: Building these facilities will involve years of heavy machinery, road closures, and increased truck traffic in areas not originally designed for industrial-scale logistics.

- **Urban Heat Island Effect:** The massive amount of heat rejected by data center cooling towers into the local atmosphere can contribute to a localized "heat island," potentially ***raising the ambient temperature of the immediate surrounding area by several degrees***.

Please consider the health and safety of the families that live in this neighborhood.

Kind regards
The Zayas Rosario Family

AGENDA ITEM REPORT
4.2.

To:	Planning and Zoning Commission
Subject:	Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Revision
Meeting:	Monday, April 20, 2026
Department:	Development Services
Staff Contact:	Howard Koontz

BACKGROUND INFORMATION:

The proposal is to rezone a 40.7-acre tract located at the southeast corner of County Road 119 (Ed Schmidt Boulevard) and Limmer Loop. The current zoning is a Planned Unit Development consisting of mixed housing types, bordered by community retail uses along the roadways. The conceptual plan consists of 7 parcels and 21 acres for commercial use as well as 2 parcels and 18 acres for residential. The remaining acreage is dedicated to ROW. The residential component produces 173 units and contains 4 differing housing products. The ROW dedication will extend the existing Albany Way stub street, on the east, west through the property to County Road 119/ Ed Schmidt Boulevard. This existing entitlement aligns with the city's comprehensive plan (Hutto Soar 2040) by diversifying housing stock and increasing retail/dining/entertainment businesses to the benefit of the existing rooftops in proximity. The applicant seeks to amend the existing Planned Unit Development (PUD) — known as Bell Yard- Upper Schmidts Creek PUD — to allow for the light industrial use of data center. To facilitate this change, the applicant has also submitted a future land use map amendment to change the underlying future land use designation of the parcel from Multi-family to Light Industrial.

SUMMARY OF REQUEST:

The purpose of this request is to amend the existing PUD known as Bell Yard – Upper Schmidt's Creek to allow for the use of Data Center. The amending PUD known as Zydeco Hutto seeks to set a base zoning of Light Industrial which itself allows a maximum building height of 60 feet; however, the Hutto UDC makes a special allowance in Section 10.308.13.3 that conditionally allows data centers to reach 120 feet in height. In a preemptive attempt to mitigate any perceived negative effects on the adjacent neighborhoods that can result when a light industrial use is adjacent to a residential use, the applicant is promoting the incorporation of setbacks, landscaping and walls as mitigation.

The following setbacks are required for light industrial uses that abut residential uses, as outlined in the Unified Development Code (UDC). Front yard, 25'; side and rear yard, 2' for every 1' of building height, or 50' (whichever is greater). The following bufferyards are outlined in the UDC for the aforementioned conditions: A planting area with a minimum width equal to 1.5' for every 1' in building height of the industrial use. Additionally, the planting area shall have an 8' tall masonry wall with 2 native evergreen tall trees and 1 native evergreen short tree per every 50 linear feet of bufferyard.

The applicant proposes the following requirements in their PUD application: A 150' front yard setback, 300' side yard setback and a 400' rear yard setback. The bufferyard is 100' and consists of

2 native tall trees and one native short tree at an average of every 50 linear feet as well as an option for a drainage channel with no requirement for additional fencing. The bufferyard also includes an 8' tall screen wall with options for masonry, wood and masonry pillars or a living fence/ planting hedge. It should be noted that while the PUD states a 400' rear yard setback, the concept plan submitted only shows 100' of landscape and the HOA presentation calls out a 316' rear yard setback. The applicant has not provided staff with an approximation of the building footprint or height. Mitigation plans for the building design will include the prohibition of loading docks oriented towards the adjacent residential properties.

STAFF REVIEW:

Staff identifies the following "talking point" metrics from the city's Comprehensive Plan as those which would be affected by the adoption of the applicants' PUD amendment:

Percentage of housing in the community other than single-family detached. Increased diversity of housing choices to serve residents of differing needs and stages of life. Staff finds that the amendment of the PUD does not align with SOAR 2040. By changing the current PUD to something that does not require housing works against the soar 2040.

Median gross density of new/redevelopment projects. A shift towards fiscally higher performing developments that are likely to create market metrics that attract the desired businesses and entertainment uses; including incentivizing an increased diversity of housing types. Staff finds that the current entitlement would result in increased diversity of housing and entertainment uses; the PUD amendment does not result in either. The applicant states that the data center has the potential to result in $200 million+ in taxable revenue; staff cannot comment on how this compares to the current entitlement.

Median/average commute time or distance for residents. Increasing access to employment and opportunities in the City; decreasing household transportation costs. Staff finds that the existing PUD would result in shorter commute time and distance by placing commercial uses in proximity to residential uses. Staff is not aware of the number of jobs the data center would create.

Number of Certificates of Occupancy issued annually for retail/dining/entertainment businesses. Increased access to entertainment and shopping opportunities; ability to capture more sales taxes in the city; decreased dependency on personal vehicles. Staff finds that the PUD amendment does not contribute to any of the forenamed uses.

Housing units and business establishments served per LF of infrastructure. A more efficient system in which individual ratepayers are supporting a smaller amount of infrastructure; less infrastructure to maintain per capita; ideally resulting in more stable utility rates. Staff finds that the PUD amendment does not result in a more efficient system. The PUD amendment calls for 1 building on roughly 40 acres. The applicant states that the building will require approximately 70 MW, and that "Oncor – not the city – is responsible for securing electricity and verifying that serving the project will not impact

existing residential customers."

Number of homeowners and renters that are cost-burdened. Reduced resident financial stress and greater neighborhood stability; more disposable income; improved alignment between available jobs and resident needs. Adding to the housing stock can reduce housing costs. Staff finds that the PUD amendment does not contribute to the housing stock. The existing PUD would assist in lowering housing costs by increasing supply.

Percentage of households within a 10-minute walk to retail. Neighborhoods that are more complete, with greater potential for people to choose something other than an automobile for short trips; improved individual health outcomes as people utilize active transportation. Staff finds that the project does not correspond with the surrounding uses. The data center will be isolated from the surrounding uses as shown with the enlarged setbacks. Additionally, deleting the extension of Albany Way does not integrate into the surrounding uses.

Number of jobs per household within the City. Reduced dependence on surrounding jurisdictions to provide jobs for City residents; greater daytime population to make local businesses and services more viable; improved quality of life resulting from reduced work-related commuting.

Total number of jobs created annually. The City is attracting businesses to better balance the jobs to resident ratio in the City; increased access to jobs and opportunities; so that commuting outside the City for work is a choice rather than a necessity for residents.

Dining seats per population, More options for residents to fulfill their needs within the city; additional capturing of sales tax dollars versus leaking those dollars into surrounding cities.

For these reasons staff does not consider the request favorably and would **recommend denial** in favor of the existing entitlement which better aligns with the most-beneficial land development possible, per the terms of the city's 2040 Comprehensive Plan.

Were it the pleasure of the Commission to vote in favor of the application as presented, staff would recommend the following conditions be assigned to the PUD documents to increase the quality of the project's building design, and construction of the site and improvements: (1) the building height should be limited to less than 60-feet (as no future use other than data center would be allowed to operate in the structure); (2) The Albany Way stub street should be utilized as a connection point for cross-access of the neighborhoods in proximity. It should be noted that the connection does not need to be vehicular in nature, but could be assigned for bike/ped or similar off-highway means of transportation; (3) Any CMU walls erected on the site should be clad with a visually enhanced veneer.

FISCAL NOTES:

The project touts substantial ad valorum tax benefits to the city of Hutto that staff cannot independently verify; additionally, because the current entitlement hasn't been designed nor permitted, the existing financial impact upon the city for the active use cannot be established.

POLICY IMPLICATIONS:

Institution of a light industrial use, remote from any other such use, could be interpreted as spot zoning; also, each new use established on a parcel of land precipitates onto future development nearby. The establishment of this data center on this lot may reduce the desirability of nearby land to be used for residential uses and/or community retail uses. The city's UDC currently reads, in part: "The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this code." Staff cannot determine how the use of PUD zoning in this specific application is creative, innovative, or flexible, nor how it results in a "more appropriate and desirable" outcome for this neighborhood in Hutto.

ATTACHMENTS:

1. ZydecoPUD(40.762ac)Amend_1-Init-DevPlan(2-5-26)
2. O-2023-030_Upper Schmidt's PUD
3. Berkley-OBJECT
4. Booth-OBJECT
5. Brinkley-OBJECT
6. Cavanaugh-OBJECT
7. Chatterjee-OBJECT
8. Daljit-OBJECT
9. EF_HOA-OBJECT
10. EmailToCommissioners
11. Gordon-FAVOR
12. Grewal-OBJECT
13. Hanson-OBJECT
14. Howell-OBJECT
15. Ingrassia-Object
16. Lyons-OBJECT
17. Mahoney-OBJECT
18. Pamlaw1-OBJECT
19. Ray-OBJECT
20. Reyes-OBJECT
21. Rodriguez-OBJECT
22. Smith(1)-OBJECT
23. Smith(2)-OBJECT
24. Stephenson-OBJECT

25. Sukhvir-OBJECT
26. Woytek-OBJECT
27. Zydeco - Project Hutto - HOA (03.23.26)
28. Comprehensive-land-use-Plan-December-2022-Metrics
29. Alcaraz-OBJECT
30. Benson-OBJECT
31. Bray-OBJECT
32. Brouwer-OBJECT
33. Brugnone(1)-OBJECT
34. Brugnone(2)-OBJECT
35. Caballero-OBJECT
36. Cavanaugh-OBJECT
37. Crawford-OBJECT
38. Crouch-OBJECT
39. Detiveaux-OBJECT
40. Dobyns-CONCERNS
41. Doucet-OBJECT
42. Eller-OBJECT
43. Fox-OBJECT
44. Francis-OBJECT
45. Freeman-OBJECT
46. Froehlich - OBJECT
47. Gamboa-OBJECT
48. Gates-OBJECT
49. Gonzalez-OBJECT
50. Hammond-OBJECT
51. Hutchins-OBJECT
52. Juarez-OBJECT
53. Klos-OBJECT
54. Law-OBJECT
55. Long-OBJECT
56. Love-OBJECT
57. Lynne-OBJECT
58. Magana-OBJECT
59. Mahlmann-FAVOR
60. Maldonado-OBJECT
61. Marcos-OBJECT
62. Markiewicz-OBJECT
63. Martin-OBJECT
64. Moreno-OBJECT
65. Nelson-OBJECT
66. OToole-OBJECT
67. Ray-OBJECT

68. Rodriguez(2)-OBJECT
69. Sarlay-OBJECT
70. Short-OBJECT
71. Sloan-OBJECT
72. Strang-OBJECT
73. Thibodeaux(1)-OBJECT
74. Thibodeaux(2)-OBJECT
75. Thomas-OBJECT
76. West-OBJECT
77. White-OBJECT
78. Wong-OBJECT
79. Wu-OBJECT
80. York-Brugnone-OBJECT
81. Anguiano-OBJECT
82. Blumhagen-OBJECT
83. Booth - OBJECT - Provided at meeting.
84. Cabay-OBJECT
85. Choi-OBJECT
86. Cloud-OBJECT
87. Cooper-OBJECT
88. Dimanochie-OBJECT
89. Falcao-OBJECT
90. Faught-OBJECT
91. Flanagan-OBJECT
92. Gonzalez-OBJECT
93. Hubbard-OBJECT
94. Jantz-OBJECT
95. Kanz-OBJECT
96. Khadka-OBJECT
97. Langford-OBJECT
98. Lee-OBJECT
99. Long-OBJECT
100. LYONS - OBJECT 2
101. Lyons-QUESTIONS
102. Markiewicz-OBJECT
103. Miller(1)-OBJECT
104. Miller(2)-CONCERNS
105. OConnell-OBJECT
106. Oldam - FIRE REPORT
107. Power-OBJECT
108. Ray-OBJECT
109. Robinson-COMMENT
110. Smith-OBJECT

111. Tasto-FAVOR
112. Thompson-OBJECT
113. Urban-CONCERNS
114. Willis-OBJECT
115. Wisian-OBJECT
116. Ynfante-OBJECT
117. Zayas-Rosario-OBJECT

Zydeco Hutto

City of Hutto, Texas
Planned Unit
Development

Exhibit A
Development
Plan

February 2, 2026

Developer: Zydeco Development Corporation
901 Rio Grande Street
Austin, Texas 78701

Prepared by: Ron Thrower
Thrower Design, LLC
P.O. Box 41957
Austin, Texas 78704

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the Hutto Data Center Planned Unit Development Ordinance and may be cited hereafter as “PUD”.

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Development Plan (“Plan”). All aspects not specifically covered by this Plan shall be regulated by the UDC “Unified Development Code of the City of Hutto, Texas” (“UDC”) in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.3 Severability

In case one or more provisions contained within this Development Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Development Plan and in such event, this Development Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Development Plan.

1.4 Amendments to Ordinance

A. Technical, site planning or engineering considerations that meet the intent of this Development Plan may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval. Modifications to the PUD shall be administered as follows:

1. Modifications of the Concept Plan pertaining to:
   (a) Private drives;
   (b) changes in the development intensity of specific sections shown on the Concept Plan that do not increase the overall yield of development on the PUD Land Use Plan; or,
   (c) changes of less than five percent (5%) and no more than 10% cumulatively in the size of any area identified on the Land Use Plan shall be considered "Minor Modifications" over which the City's Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan or Land Use Plan relating to private driveway locations and private drive alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City's Development Services Director has final review and decision-making authority.

2. All other changes to the Land Use Plan or Concept Plan that are not Minor Modifications shall be considered "Major Modifications." Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Land Use Plan or Concept Plan shall be recorded by the City at the Property owner's expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Land Use Plan or Concept Plan shall mean and refer to the then most current approved and recorded Land Use Plan or Concept

Plan.

B. Minor Modifications to the Land Use Plan or Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Land Use Plan or Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

C. Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required unless modified with this Development Plan. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific amendment with modifications or any issue requiring relief.

1.5 Definitions

Definitions set forth in the UDC, including general abbreviations, terms, definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

2. DEVELOPMENT PLAN AND LAND USES

2.1 Base Zoning

A. For the purpose of addressing any development regulation or conditions not modified within the Plan, the City of Hutto UDC base zoning district of LI, Light Industrial shall be utilized for development requirements for the PUD, subject

to the modifications noted in red within the Site Development Standards Table in Section 3.1

2.2 Concept Plan

Exhibit B is conceptual in nature and is intended to convey the general vision for the various areas identified on the Conceptual Plan and how the areas will be generally configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to the concept plan, as long as the general design intent and principles remain consistent with the language of this Development Plan and Section 1.4(A) above.

2.3 Land Uses

Data Centers are a permitted use of the property and do not require a Specific Use Permit.

3. DEVELOPMENT STANDARDS

3.1 General Standards

Site Design Standards - §10.403 Bulk, setbacks and buffers		
	"LI" Zoning District	
Max Lot Size (sf):	1,776,000	
Min. Lot Width:	200'	
	Main Building	**Accessory Building**
Max. Building Height:	60'	15'
Min. Setbacks:		
Front Yard:	150'	25'
Front Yard on loop lane:	n/a	n/a
Front Yard: Garage Door	N/A	N/A
Side Yard:	300' 0' - common wall adjacent to residential: 2' for every 1'of building height or 50', whichever is greater	125' 0' - common wall adjacent to residential: 2' for every 1'of building height or 50', whichever is greater
Rear:	400' adjacent to residential: 2' for every 1'of building height or 50', whichever is greater	25' adjacent to residential: 2' for every 1'of building height or 50', whichever is greater
Spacing Between Buildings:	0' for common walls or 50% height of taller building, but a minimum of 20'	

1. Accessory Structures are prohibited between the front building line of the primary building and the public right-of-way.
2. The Cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located.
3. Accessory structures must be placed at least 10' or a distance equivalent to their height from primary structures on a site, whatever is lesser, unless located in a mechanical yard.
4. Building permitting and setback standards do not apply to accessory structures no more than 200 sf.
5. Swimming pool shall not encroach into any easements.
6. Bufferyard standards (Section 10.403.6) may effect setbacks.

A. Accessory buildings are only permitted in the area identified as Mechanical Yard and are limited to one-story in height & for security structures outside the mechanical yard.

B. Detention
    1. On-site detention is required.
    2. Green stormwater infrastructure is encouraged.

C. Required parking spaces:

Industrial Use Classification	Required spaces (minimum)	Maximum Spaces	Required Loading spaces (Minimum)
Data Center	1 per 6,500 sq. ft. GFA	1 per 2,500 sq. ft. GFA	1 per building

3.2 Architectural Standards- General

A. Mechanical equipment screening
    1. All mechanical equipment shall be screened from view from public rights-of-way and single family residential.
    2. Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened from the view with architecturally integral walls, fences, berming or living screening material that will grow to the same height as the equipment being screened or placed where they are not visible from the public right-of-way or single family homes.
    3. Solar panels are exempt from mechanical equipment screening standards, however, if solar panels are ground mounted they will be done in a way that does not impeded or outdoor space or walking areas.

B. No additional architectural design criteria shall be required beyond the design regulations listed above.

3.3 Compatibility

The provisions below shall apply to only the eastern property line where there are single-family platted lots adjacent to the PUD:

A. Buffer yard shall consist of the following:

1. A 100 ft. wide planting area from Limmer Loop to the southern overhead electric easement;
2. Two (2) native tall trees and one (1) native short tree at an average of every fifty (50) linear feet of bufferyard;
3. A drainage channel may be provided along the eastern property line where there are single-family platted lots. Additional fencing is not required adjacent to the single family homes.
4. An 8’ screen wall shall be constructed to encompass the mechanical yard with adequate gating and systems to accommodate necessary equipment, trucks, and fire apparatus.
   a. The construction material must be one of following options:
      - Masonry wall, or
      - Wood fence with masonry pillars spaced no more than 100’ apart.
      - Living fence with planted materials to accomplish an opaque, dense screening to eliminate visually looking into the mechanical yard.
   b. Masonry includes brick, stone, cementitious siding and stucco.
5. The required landscaping requirements in this section may be counted towards required plantings in Section 4 below.

B. Trash

1. Trash Enclosures shall be located a minimum of 100’ away from the

eastern property line where there are single-family platted lots and shal be screened from view from the right-of-way or single family homes with an enclosure. The mechanical yard being screened shall serve as an enclosure if the dumpsters are placed in the mechanical yard area.

C. Loading Docks
    1. Under this provision, loading docks are defined as having an elevated platform designed to load and unload semi-trucks ("Loading Docks").
    2. Loading Docks must be oriented in a direction other than the eastern property line where there are single-family platted lots unless the loading docks are a minimum of 250' from the eastern property line.
    3. Hours for deliveries to Loading Docks shall be limited to the hours of 6am-9pm unless there is an emergency.

D. Lighting
    1. The cone of a light shall not exceed 0.5 foot candle measured at the eastern property line where there are single-family platted lots.

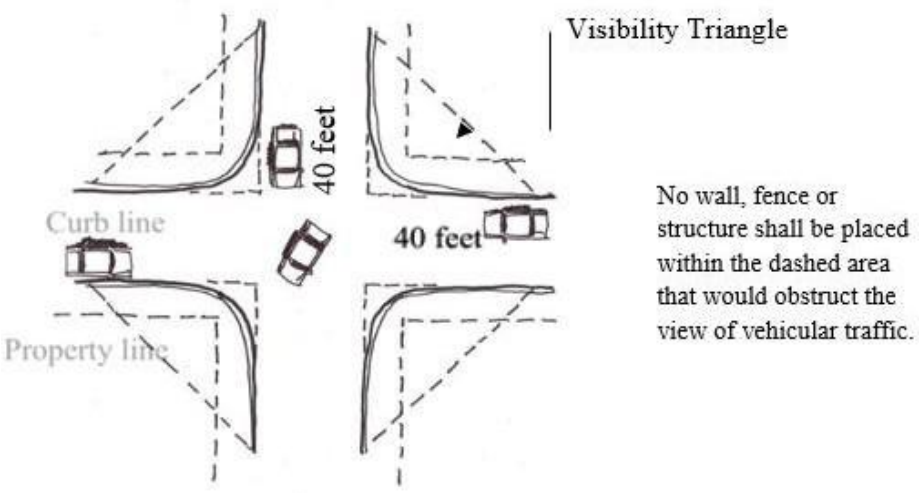
4. LANDSCAPING

4.1 Visibility and Sight Distance

A. Clear vision areas at street intersections and curb cuts shall be provided and maintained in accordance with UDC 10.202 (Clear Vision Area).

B. In addition to the UDC requirements, Clear Vision Areas shall be defined as a triangular area measured forty (40) feet along each side of the triangle that faces the intersection, measured from the face of curb to the face of curb at intersections and driveway connections.

C. No planting beds, trees, berming, fencing, walls, or other visual obstructions shall be permitted within the required clear vision area.



4.2 Utilities and Easements

A. Tree placement relative to utilities shall comply with UDC 10.407.3.3 (General Landscaping Standards)

B. No trees shall be planted within overhead electric facilities unless approved by the utility provider and the City.

C. Landscaping within utility, drainage, access, or other easements shall be subject to approval by the appropriate authority and shall not interfere with access, maintenance, or function of the easement.

4.3 Required Landscaping

A. A minimum of twenty percent (20%) of the net area being developed shall be landscaped. The net area excludes drainage easements or infrastructure, pavement, buildings, sidewalks, other impermeable surfaces, and all existing and proposed easements. Required landscaping shall otherwise comply with UDC 10.407.5 (Required Landscaping for Non-Residential Development).

4.4 Screening Requirements

A. Parking Lot and Vehicular Use Screening shall be provided in accordance with

UDC 10.407.5.2. This PUD encourages gentle berming formed from on-site excavated soils, where feasible, integrated with naturalistic planting patterns to soften views of parking and drive aisles.

B. Trash and Dumpster Enclosures shall comply with UDC 10.403.7.4. In addition, this PUD requires that all dumpster enclosures be constructed of masonry materials and screened on all sides with evergreen plant material that provides full visual screening to the ground at maturity.

4.5 Bufferyards

A. Bufferyards shall be provided where required in accordance with UDC 10.403.6.2 and UDC 10.403.6.3.

B. Along public rights of way and residentially adjacent edges where screening is required, this PUD commits to the inclusion of 50% evergreen plant material within landscape buffers to provide year-round visual screening.

4.6 Plant Materials, Planting Beds, Turf, Maintenance, and Replacement

A. This development shall comply with UDC 10.407.6.

B. This PUD requires landscape planting to be arranged in naturalistic groupings of trees, shrubs, and groundcover rather than evenly spaced or linear monoculture patterns. Trees and shrubs may be clustered to present a natural environment and ease maintenance, consistent with UDC 10.407.5.4.

C. In areas not designated for planting beds, this PUD encourages the use of native or adaptive turf grasses consistent with the City's approved plant list. Native turf options such as buffalo grass or approved native seed mixes may be utilized, subject to City approval, to reduce irrigation demand and long-term maintenance.

D. Maintenance and Replacement

Maintenance and replacement of landscaping shall be provided in accordance with UDC 10.407.6.

4.7 License Agreement

A. A License Agreement is required for the installation and maintenance of any landscaping, signage, or similar facilities within the City right of way. The owner shall make application for a License Agreement at the time of site plan or construction plan submittal.

4.8 Irrigation

A. Automatic irrigation shall be provided on site in compliance with UDC 10.407.7.
B. Drip irrigation shall be provided for planting beds. Bubblers shall be provided for trees.
C. Irrigation design for turf areas shall utilize water-efficient irrigation heads and appropriate spray patterns to minimize overspray, runoff, and long-term water demand.

Unless otherwise stated in this PUD, no other landscaping requirements shall be required.

5. TRANSPORTATION

5.1 Sidewalks

Sidewalks will be provided along all public rights-of-way to City of Hutto standards for sidewalks associated with the abutting roadway designations.

individual units. A minimum of 5’ sidewalks shall be located adjacent to parking areas and 3 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan

development application process.

5.2 Driveways

A. Driveways accessing Limmer Loop shall be limited to a maximum of one (1) unless additional access points are necessary for emergency services.

B. Driveways to Ed Schmidt Blvd shall be limited to two (2) unless additional access points are necessary for emergency services.

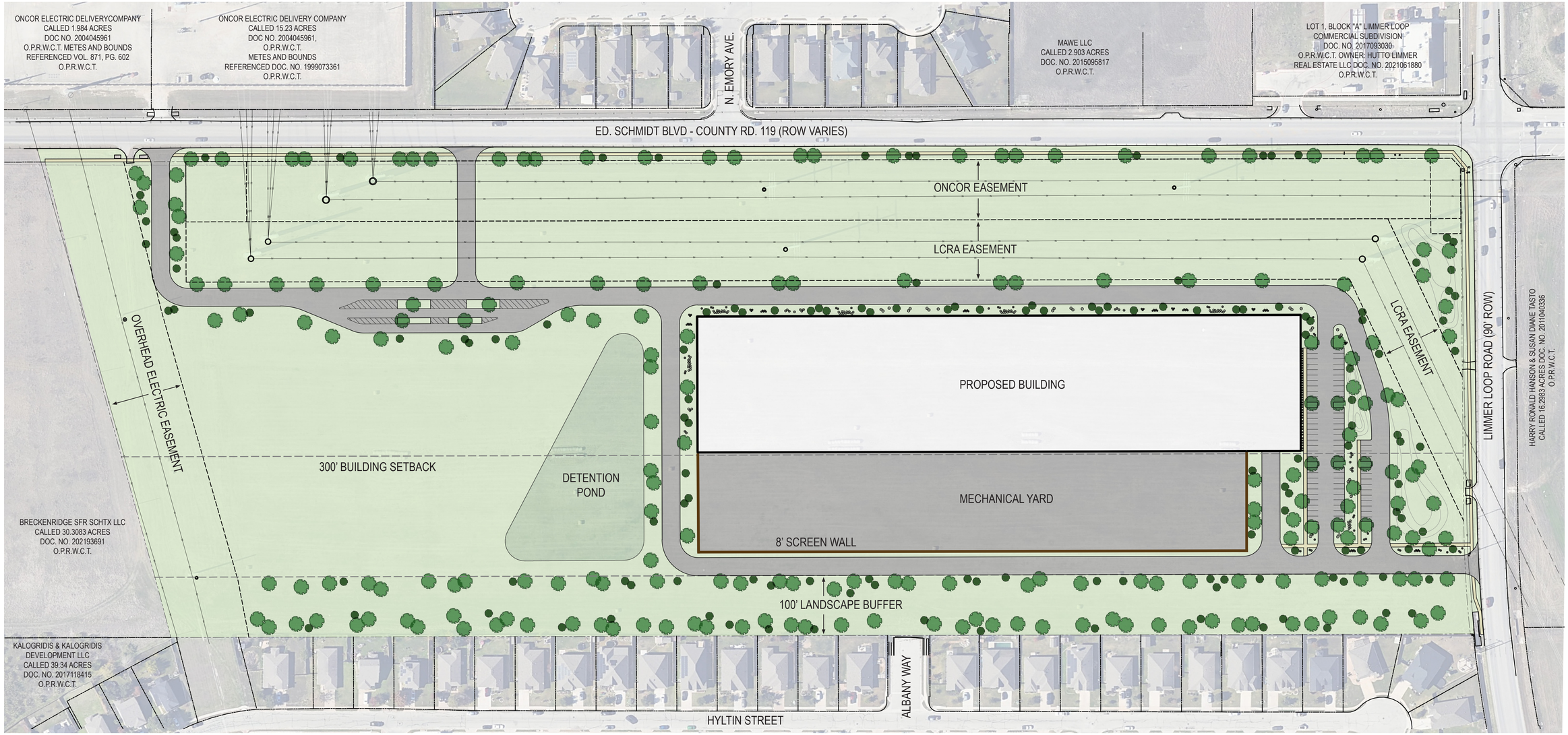
5.3 Public Streets

A. The extension of Albany Way is optional.

7. EXHIBITS

Exhibit A: Development Plan

Exhibit B: Conceptual Plan



Landscape Narrative – Hutto Data Center

The landscape design for the Hutto Data Center prioritizes ecological integrity, long term sustainability, and a low maintenance approach that reflects the natural character of Central Texas. The goal is to create a landscape that blends with its surroundings through native prairie, shade trees, small trees, and accent plantings, providing both environmental performance and visual simplicity. Where disturbance occurs, the site will be reestablished with Habiturf, a mix of buffalograss, blue grama, and curly mesquite. This drought tolerant native turf requires minimal water, mowing, and maintenance once established. Irrigation zones will be shut off over time to conserve water while supporting long term resilience.

The 100 foot bufferyard along the east property line separates the data center from adjacent residential development and meets all City of Hutto code requirements. Between the eight foot screen wall and existing residential fencing, the landscape will include native trees and Habiturf to create a natural, cohesive buffer. To screen the parking area, the design replaces rows of high maintenance shrubs with gentle berming formed from on site excavated soils, along with pockets of accent plants, shade trees, and small trees. This approach emphasizes open prairie patterns that soften the site edge, promote stormwater infiltration, and support native habitat.

Concrete walks will be five feet wide along major roadways and six feet wide internally per code, providing safe and functional pedestrian connections. No plantings will occur within electrical easements aside from Habiturf to maintain accessibility and compliance. A fee in lieu will be provided in place of excessive on site plantings, with funds directed toward the City parkland dedication program. Shade trees and small trees will also be planted along sidewalks on major roadways to enhance shade, comfort, and neighborhood connectivity.

ZYDECO HUTTO
Site Plan

Location | Hutto, TX **Client** | Zydeco Development **Date** | 10/28/2025

ZYDECO DEVELOPMENT

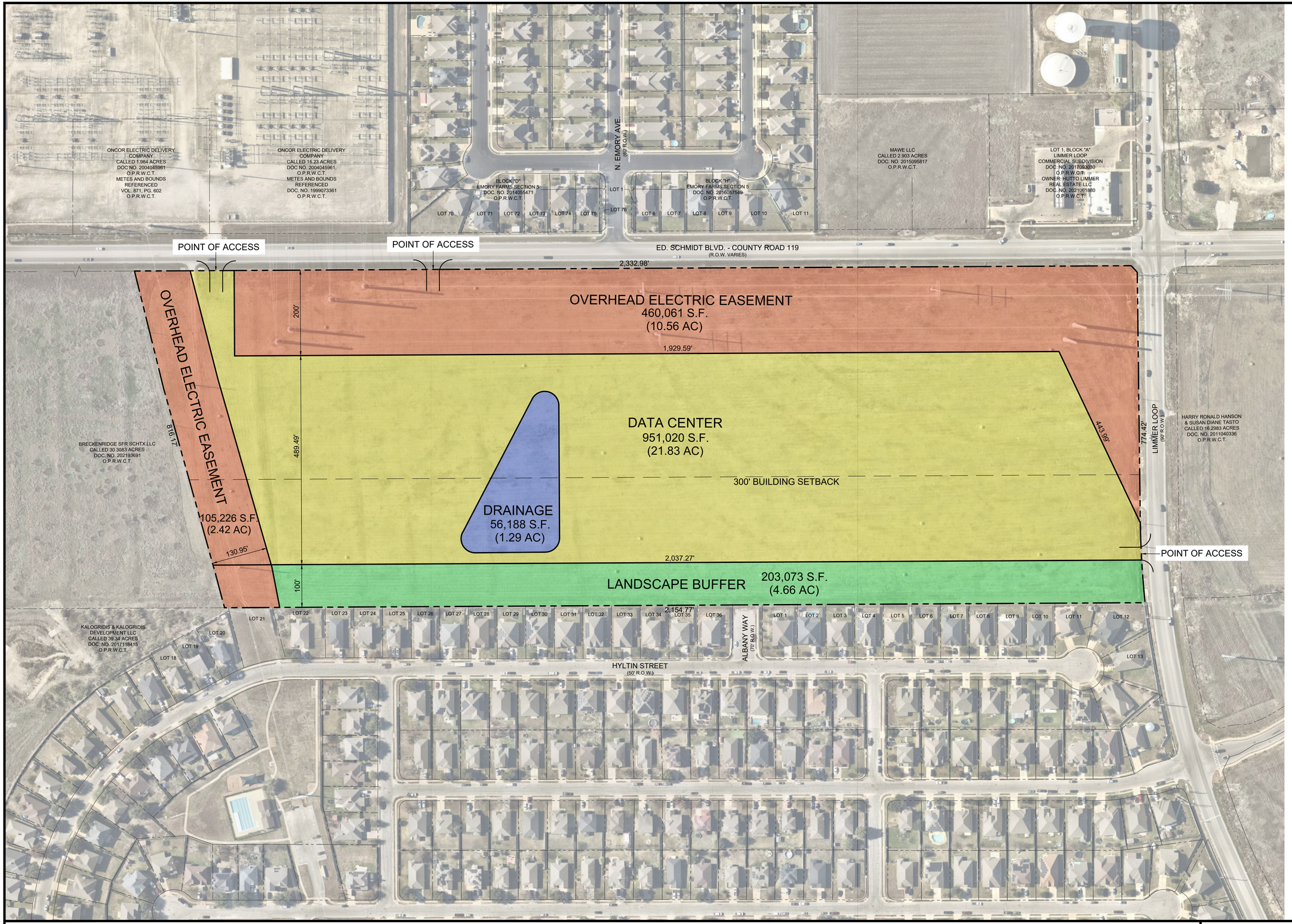
Thrower Design LLC LAND PLANNERS

NORTH

SCALE: 1" = 80'-0"

0' 20' 40' 80'

Circle V Landscape Architecture
P.O. Box 170822
Austin, TX 78717
816.565.1021



SCALE: 1" = 100'

SCALE IN FEET

10 5 0 10

ZYDECO HUTTO - LAND USE PLAN
450 ED SCHMIDT BLVD.

Thrower Design
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456
LAND PLANNERS

ORDINANCE NO. O-2023-030

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO CHANGE THE ZONING FOR 40.8 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS UPPER SCHMIDT'S CREEK PLANNED UNIT DEVELOPMENT (PUD) BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the Official Zoning Map to zone the property described in **Exhibit "A"** being hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 16th day of May, 2023, and;

WHEREAS, on the 1st day of June, 2023, after proper notification, the City Council held a public hearing on the requested amendment, and;

WHEREAS, the City Council determines that the zoning ordinance amendment provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2020 Edition, as amended), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

That the City Council has considered and made findings on the following matters regarding the proposed amendment:

1) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design; and
2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
3) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design; and
4) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site; and

5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and
6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
7) The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended so that the zoning classification of the property described in **Exhibit "A"**, attached hereto and incorporated herein shall be, and is hereafter changed from SF-1 (Single Family Residential) Zoning District to now be designated as PUD (Planned Unit Development) Zoning District and is designated as the Upper Schmidts Creek Planned Unit Development (PUD), this includes the Development Plan described in **Exhibit "B"** attached hereto and incorporated herein.

SECTION II. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VI. Effective Date

This ordinance shall take effect and be in force from and after its passage.

READ and **APPROVED** on first reading on this the **1st** day of **June, 2023** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this 15th day of **June, 2023** at a meeting of the Hutto, Texas City Council; there being a quorum present.

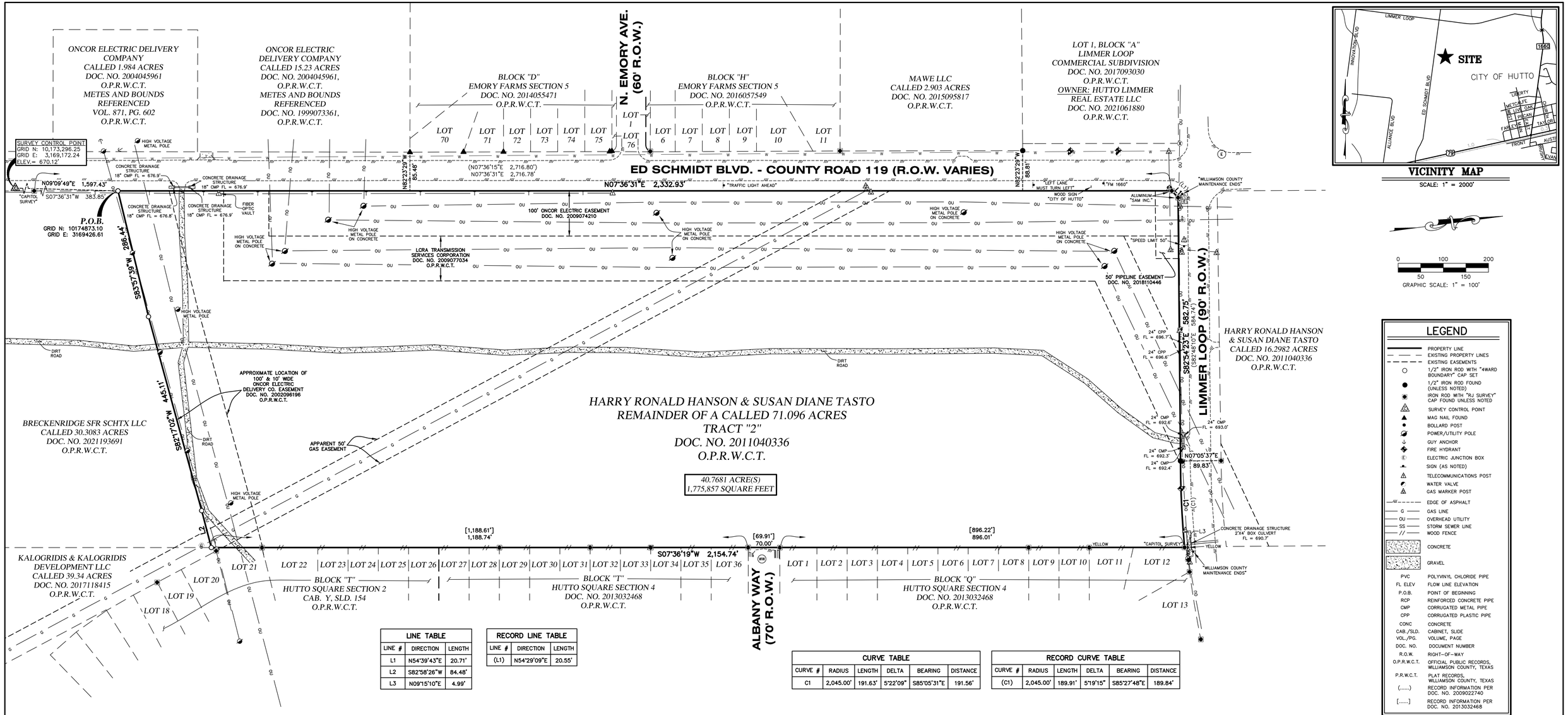
THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

Attest:

Angela Lewis, City Secretary

THE CITY OF HUTTO
INCORPORATED 1911



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "RJ SURVEY" CAP FOUND UNLESS NOTED
- SURVEY CONTROL POINT
- MAG NAIL FOUND
- BOLLARD POST
- POWER/UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT
- ELECTRIC JUNCTION BOX
- SIGN (AS NOTED)
- TELECOMMUNICATIONS POST
- WATER VALVE
- GAS MARKER POST
- EDGE OF ASPHALT
- G — GAS LINE
- OU — OVERHEAD UTILITY
- SS — STORM SEWER LINE
- // — WOOD FENCE
- CONCRETE
- GRAVEL

PVC	POLYVINYL CHLORIDE PIPE
FL ELEV	FLOW LINE ELEVATION
P.O.B.	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE
CAB./SLD.	CABINET, SLIDE
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2009022740
[.....]	RECORD INFORMATION PER DOC. NO. 2013032468

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°39'43"E	20.71'
L2	S82°58'26"W	84.48'
L3	N09°15'10"E	4.99'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N54°29'09"E	20.55'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	2,045.00'	191.63'	5°22'09"	S85°05'31"E	191.56'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	2,045.00'	189.91'	5°19'15"	S85°27'48"E	189.84'

LEGAL DESCRIPTION:
BEING A 40.7681 ACRE (1,775,857 SQUARE FEET) TRACT OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 71.096 ACRE TRACT (TRACT '2') OF LAND CONVEYED TO HARRY RONALD HANSON & SUSAN DIANE TASTO IN DOCUMENT NO. 2011040336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011898430 3.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 19, 2021.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
1) PROPERTY ADDRESS: ED SCHMIDT BLVD. HUTTO, TEXAS 78634

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

5) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

7) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: TEXAN TITLE INSURANCE COMPANY
G.F. NO.: TWH2200059
EFFECTIVE DATE: APRIL 25, 2022
ISSUED: MAY 4, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
[DELETED]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. EASEMENT DATED AUGUST 7, 1925, TO LONE STAR STATE POWER CO., INC., RECORDED IN VOLUME 224, PAGE 375, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

B. EASEMENT DATED JUNE 15, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 240, PAGE 226, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-BLANKET EASEMENT]**

C. EASEMENT DATED OCTOBER 15, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 282, PAGE 476, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

D. EASEMENT DATED SEPTEMBER 18, 1941, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 310, PAGE 83, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-AMBIGUOUS DESCRIPTION]**

E. EASEMENT DATED JUNE 28, 1972, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 730, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

F. EASEMENT DATED DECEMBER 29, 1975, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 624, PAGE 651, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

G. EASEMENT DATED FEBRUARY 5, 1981, TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 826, PAGE 343, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-AMBIGUOUS DESCRIPTION]**

H. EASEMENT DATED JANUARY 9, 1981, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 858, PAGE 3, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

I. EASEMENT DATED NOVEMBER 26, 2002, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2002096196, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-SHOWN ON SURVEY]**

J. EASEMENT DATED OCTOBER 29, 2004, TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2005007566, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

K. EASEMENT DATED AUGUST 27, 2009, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009074210, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-SHOWN ON SURVEY]**

I. EASEMENT DATED AUGUST 27, 2009, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009074211, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

M. EASEMENT DATED AUGUST 27, 2009, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009074212, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

N. EASEMENT DATED OCTOBER 1, 2009, TO LCRA TRANSMISSION SERVICES CORPORATION, RECORDED UNDER DOCUMENT NO. 2009077034, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-SHOWN ON SURVEY]**

O. EASEMENT DATED FEBRUARY 23, 2018, TO ENTERPRISE CRUDE PIPELINE LLC, RECORDED UNDER DOCUMENT NO. 2018022446, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-SHOWN ON SURVEY]**

P. EASEMENT DATED FEBRUARY 23, 2018, TO ENTERPRISE CRUDE PIPELINE LLC, RECORDED UNDER DOCUMENT NO. 2018110446, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO-SHOWN ON SURVEY]**

R. TERMS, CONDITIONS AND STIPULATIONS OF THE RECORDING MEMORANDUM OF RIGHT OF ENTRY, POSSESSION AND USE AGREEMENT DATED DECEMBER 21, 2016, BY AND BETWEEN HARRY RONALD HANSON AND SUSAN DIANE TASTO AND ENTERPRISE CRUDE PIPELINE, LLC RECORDED UNDER DOCUMENT NO. 2017012109, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND MERGER RECORDED UNDER DOCUMENT NO. 2020082921, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

S. TERMS, CONDITIONS AND STIPULATIONS OF THE RESOLUTION DATED MARCH 21, 2019, BY AND BETWEEN HARRY RONALD HANSON AND SUSAN DIANE TASTO AND CITY OF HUTTO RECORDED UNDER DOCUMENT NO. 2019035405, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO]**

T. TERMS, CONDITIONS AND STIPULATIONS OF THE RESOLUTION DATED MARCH 21, 2019, BY AND BETWEEN HARRY RONALD HANSON AND SUSAN DIANE TASTO AND CITY OF HUTTO RECORDED UNDER DOCUMENT NO. 2019035406, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

U. TERMS, CONDITIONS AND STIPULATIONS OF THAT ORDINANCE NO. O-2021-070, DATED NOVEMBER 18, 2021, AS RECORDED UNDER DOCUMENT NO. 2021187956, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0520F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ALTA/NSPS CERTIFICATION:
TO: SUSAN DIANE TASTO AND HARRY RONALD HANSON, AND TEXAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 8, 11, AND 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON (JULY 8, 2022).

7/21/2022
JASON WARD, RPLS — DATE
TEXAS REGISTRATION NO. 5811

STATE OF TEXAS · JASON WARD · 5811 · REGISTERED PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF 40.7681 ACRES OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225 City Of Hutto ETJ, Williamson County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/21/2022
Project:	01274
Scale:	1" = 100'
Reviewer:	PRB
Tech:	EBD
Field Crew:	MW/JG
Survey Date:	JULY 2021
Sheet:	1 OF 1

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EXHIBIT "_____"

TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 40.7681 ACRES (1,775,857 SQUARE FEET) OUT OF THE NATHANIAL EDWARDS SURVEY, ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 71.096 ACRES TRACT (TRACT 2) CONVEYED TO HARRY RONALD HANSON AND SUSAN DIANE TASTO IN DOCUMENT NO. 2011040336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AS DESCRIBED IN 2009022740 (O.P.R.W.C.T.), SAID 40.7681 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set in the east right-of-way line of Ed Schmidt Boulevard (County Road 119 – right-of-way varies), being in the west line of said Hanson & Tasto remainder tract, and being the northwest corner of a called 30.3083 acres tract conveyed to Breckenridge SFR SCHTX LLC in Document No. 2021193691 (O.P.R.W.C.T.), and being the southwest corner and **POINT OF BEGINNING** hereof, from which an iron rod with "Capitol Survey" cap found for a point of curvature in the east right-of-way line of said Ed Schmidt Boulevard, being the west line of said Breckenridge SFR SCHTX tract bears, S07°36'31"W, a distance of 383.85 feet;

THENCE, leaving the north line of said, with the east right-of-way line of said Ed Schmidt Boulevard and the west line of said Hanson & Tasto remainder tract, **N07°36'31"E**, a distance of **2,332.93** feet to an iron rod with aluminum "SAM" cap found for the northwest corner hereof, being the northwest corner of said Hanson & Tasto remainder tract, and being the beginning of a transition from the east right-of-way line of said Ed Schmidt Boulevard to the south right-of-way line of Limmer Loop (90' right-of-way);

THENCE, with said transition, **N54°39'43"E**, a distance of **20.71** feet to an iron rod with aluminum "SAM" cap found for an angle point hereof, being the end of said transition, and being in the south right-of-way line of said Limmer Loop and the north line of said Hanson & Tasto remainder tract;

THENCE, with the north line of said Hanson & Tasto remainder tract and the south right-of-way line of said Limmer Loop the following two (2) courses and distances:

1) **S82°54'23"E**, a distance of **582.75** feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
2) Along the arc of a curve to the left, whose radius is **2,045.00** feet, whose arc length is **191.63** feet and whose chord bears **S85°05'31"E**, a distance of **191.56** feet to an iron rod with "Capitol Survey" cap found for the northeast corner hereof, being an angle point in the south right-of-way line of said Limmer Loop, and being the northeast corner of said Hanson & Tasto remainder tract, and being in the west line of Lot 12, Block "Q", Hutto Square Section 4, a subdivision recorded in Document No. 2013032468 (O.P.R.T.C.T.), from which an iron rod with RPLS 4249" cap found for an angle point in the south right-of-way line of said Limmer Loop, being the northwest corner of said Lot 12 bears, N09°15'10"E, a distance of 4.99 feet;

THENCE, leaving the south right-of-way line of said Limmer Loop, with the east line of said Hanson & Tasto remainder tract, in part with the west line of said Block "Q" Hutto Square Section 4, in part with the west right-of-way line of Albany Way (70' right-of-way), in part with the west line of Block "T" of said Hutto Square Section 4, and in part with the west line of Block "T", Hutto Section 2, a subdivision recorded in Cabinet Y, Slide 154 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), **S07°36'19"W**,

passing at a distance of 896.22 feet an iron rod with "RJ Survey" cap found for the southwest corner of Lot 1 of said Block "Q" and being the northwest corner of said Albany Way, passing at a distance of 966.13 feet an iron rod with "RJ" cap found for the northwest corner of Lot 36 of said Block "T" and being the southwest corner of said Albany Way, in all a distance of **2,154.74** feet to a 1/2-inch iron rod with "4Ward-Boundary cap set for the southeast corner hereof, being the northeast corner of said Breckenridge SFR SCHTX tract, and being in the west line of a called 39.34 acres tract conveyed to Kalogridis & Kalogridis Development LLC in Document No. 2017118415 (O.P.R.W.C.T.);

THENCE, leaving the west line of said Kalogridis & Kalogridis Development tract, with the common line of said Hanson & Tasto remainder tract and Breckenridge SFR SCHTX tract the following three (3) courses and distances:

1) **S82°58'26"W**, a distance of **84.48** feet to a calculated point for an angle point hereof,
2) **S82°17'02"W**, a distance of **445.11** feet to a calculated point for an angle point hereof,
3) **S83°57'39"W**, a distance of **286.44** feet to the **POINT OF BEGINNING** and containing 40.7681 Acres (1,775,857 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000111448862. See attached sketch (reference drawing: 01274-upper.dwg.)

7/21/2022

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Bell Yard – Upper Schmidt's Creek PUD

City of Hutto, Texas
Planned Unit Development

Exhibit A
Development Plan

June 6, 2023

Developer: Aspen Heights Partners
1301 S Capital of Texas Hwy
Austin, TX 787456

Prepared by: Amanda C. Brown
H.D. Brown Consulting
210 W 38th Street
Austin, TX 78705

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the Bell Yard – Upper Schmidt's Creek Planned Unit Development Ordinance and may be cited hereafter as "PUD".

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Development Plan ("Plan"). All aspects not specifically covered by this Plan shall be regulated by the UDC "Unified Development Code of the City of Hutto, Texas" ("UDC") in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.3 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.4 Amendments to Ordinance

A. Technical, site planning or engineering considerations that meet the intent of this Plan may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval. Modifications to the PUD shall be administered as follows:

   i. Modifications of the Concept Plan pertaining to (a) Private drives and trails; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, or (c) changes of less than five percent (5%) and no more than 10% cumulatively in the size of any section or phase shown on the Concept Plan, shall be considered "Minor Modifications" over which the City's Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to Private drive and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City's Development Services Director has final review and decision-making authority.

   ii. All other changes to the Concept Plan that are not Minor Modifications shall be considered "Major Modifications." Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications

and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner's expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

B. Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

C. Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.5 Definitions

Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

2. DEVELOPMENT PLAN AND LAND USES

2.1 Base Zoning

A. For the purpose of addressing any development regulation or conditions not modified within the Plan, the following City of Hutto UDC base zoning district shall be utilized for development requirements, as shown on Exhibit B.

B. The base zoning for the PUD is MF Residential: multiple household(MF) and General Commercial (B-2) as generally shown on Exhibit B.

C. The MF residential area shall comprise of detached units and attached units.

i. Detached units are defined as the detached product with no shared walls, and
ii. Attached units shall have a minimum of two attached units and a maximum of 6 attached units.

D. The MF shall be limited to 10 units per gross acre.

E. Restaurants with an associated Drive-through Facility may only be permitted on a maximum of 3 of the Parcels identified on Exhibit B.

F. Outdoor seating for a restaurant and/or outdoor music is prohibited on Parcel 7.

2.2 Concept Plan

Exhibit B is conceptual in nature and is intended to convey the general vision for the various product types and how they will be configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to the concept plan, as long as the general design intent and principles remain consistent with the language of this Plan and Section 1.4(A) above.

3. DEVELOPMENT STANDARDS

3.1 General Standards

A. Lot dimensions and area

	Residential uses
Lot area (min)	20,000 sq. ft.
Rear yard (min)	20 ft.
Side and rear yard for accessory building (min)	Same as main Building
Spacing between buildings (min)	0'/10 ft.*
Building height (max)	35' or 2 stories
Building height, accessory (max)	15 ft.
Impervious Cover	65 %

* Side setback of 0 feet is allowed only for internal attached buildings with a common wall. Building

spacing and setbacks will comply with UDC and
the International Fire Code requirements

B. Accessory buildings are not permitted between the front building line of the primary building and the public right of way.

C. Detention

i. On-site detention is required.
ii. Detention ponds adjacent to fencing shall be either setback by 15’ from the fence line or at a slope no greater that 2% for a minimum of 10’ from the fence line.

D. Setback encroachment exceptions:

Type of structure or use	Residential uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened with landscaping from view
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining wall	Any yard on the site with City of Hutto engineering staff approval.
Architectural Features, including bay windows, overhanging eaves, rear porches, and rooftop eaves	Any yard on the site and in compliance with International Residential Code.

i. Setback encroachment exceptions are only permitted if fire access is not impeded.

E. Required parking spaces:

Land use	Required spaces (minimum)
Residential	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3-bedroom unit 10%

	of the total required spaces shall be added as guest parking
Commercial	None

3.2 Architectural Standards- General

A. Similarity between commercial and residential uses within the PUD.
   i. Buildings in the B-2 and MF districts shall share a common, identifiable, complementary design. This may be achieved by providing one of the following:
      1. A shared architectural feature,
      2. A shared building material,
      3. A shared color palette, or
      4. Anything else approved by City of Hutto Planning Department Director.

3.3 Architectural Standards- Residential Uses

A. Design Guidelines
   A. Distinct groups of buildings will share a common, identifiable, complementary design. This includes non-residential structures in the development such as amenity centers, maintenance buildings, and garages. A multiple household residential structure must have a single definitive, consistent style.
   B. The following criteria are required for the MF land use area:

      1) No more than two adjacent buildings shall share the same color scheme
      2) Two of the following design elements will also be implemented on units facing any private drive aisle or the front of another residential units:
         a) Two unique roof eave lines
         b) Two unique wall planes
         c) Two unique material patterns or colors

B. Façades
   i. Façades must be articulated by using color, arrangement, or change in materials to emphasize the façade elements.
   ii. Exterior wall planes may be varied in height, depth, or direction. Design elements and detailing, including the presence of windows and window treatments (only for walls that front another residential unit), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the façade.

C. Repetitive design

i. Development of ten or more detached multi-family units and two household dwellings must have five or more different elevations. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots.

D. Mechanical equipment screening
   i. Rooftop mechanical equipment is prohibited.
   ii. Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened from the view of the private drive aisle with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened or placed where they are not visible from the public right-of-way.
   iii. Solar panels are exempt from mechanical equipment screening standards, however, if solar panels are ground mounted they will be done in a way that does not impeded or outdoor space or walking areas.

E. Open Elements – Porches

   i. A minimum of 20% of the total units shall provide a minimum 30 square foot porch.
   ii. A porch facing the eastern property line where there are single-family platted lots shall be prohibited.

F. No additional architectural design criteria shall be required beyond the design regulations listed above.

3.4 Architectural Standards- Commercial Uses

A. The B-2 designated area shall comply with existing UDC standards, with the following exception:
   i. Lighting
      a. All light poles within the B-2 base zoning district shall dim to 50% luminosity at from the hours of 10pm to 7am, unless otherwise prohibited by the UDC.
      b. The luminosity of all light poles within the B-2 district shall increase to 100% luminosity if triggered by a motion detector, unless otherwise prohibited by the UDC.
      c. All Required lighting within an easement is subject to the approval of the owner of the easement. When requirements are in conflict with either the PUD or the UDC, adjustments to the requirements above may be permitted by-right if required by the easement owner.

3.5 Compatibility- Commercial Uses

The provisions below shall apply to only the eastern property line where there are single-family platted lots adjacent to the B-2 district:

A. Bufferyard shall consist of the following:
   i. A 30 ft. wide planting area;
   ii. Two (2) native tall trees and one (1) native short tree at an average of every fifty (50) linear feet of bufferyard;
   iii. A continuous landscape hedge not less than 3 ft. in height, at full maturity, is required;
   iv. Either a drainage facility or a fence shall be provided along the eastern property line where there are single-family platting lots. In the event a fence is required, the following standards will apply:
      a. An 8' privacy fence shall be constructed along the eastern property line where there are single-family platted lots.
      b. The construction material must be one of following options:
         i. Masonry wall, or
         ii. A privacy wood fence with masonry pillars spaced no more than 100' apart.
      c. Masonry includes brick, stone, cementitious siding and stucco.
   v. The required landscaping requirements in this section may be counted towards required plantings in Section 4 below.
B. Trash
   i. Trash Enclosures shall be located a minimum of 100' away from the eastern property line where there are single-family platted lots.
C. Loading Docks
   i. Under this provision, loading docks are defined as having an elevated platform designed to load and unload semi-trucks ("Loading Docks").
   ii. Loading Docks must be oriented in a direction other than the eastern property line where there are single-family platted lots.
   iii. Hours for deliveries to Loading Docks shall be limited to the hours of 6am-9pm.
D. Lighting
   i. The cone of a light shall not exceed .5 foot candle measured at the eastern property line where there are single-family platted lots.

The provisions below shall apply to only between the B-2 and MF areas included in the PUD area:

A. The medium level bufferyard ("b") required under Section 10.403.6.3 in the UDC may be located on the MF portion of the PUD.

3.6 Compatibility- Residential Uses

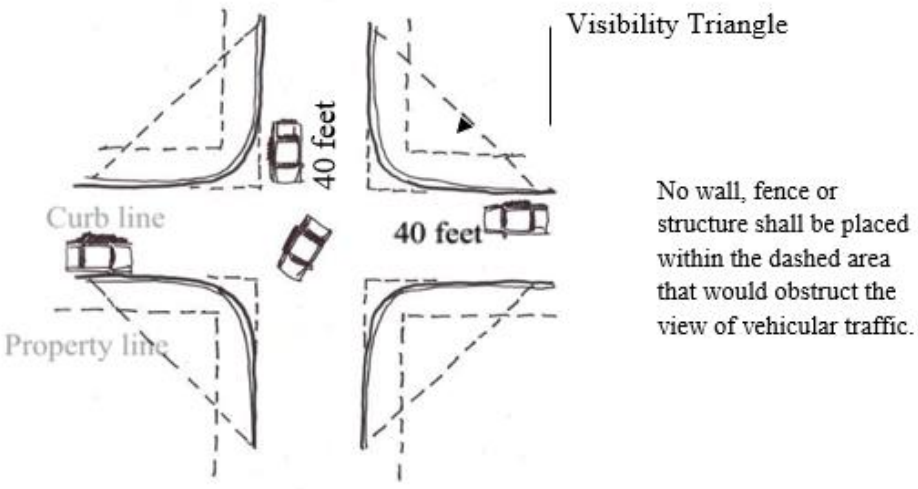
The provisions below shall apply to only the eastern property line where there are single-family platted lots adjacent to the MF base zoning district:

A. Any building within 25’ of the eastern property line where there are single-family platted lots shall be limited to 1-story.
B. Any building 26’ or farther from the eastern property line where there are single-family platted lots shall not exceed 2-stories or 35’ in height.
C. The front entry way of any residential home within 50’ of the eastern property line where there are single-family platting lots shall not be oriented towards the eastern property line where there are single-family platted lots.
D. The bufferyard may be fenced and used as private yards.

4. LANDSCAPING

4.1. Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



4.2 Utilities:

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

4.3 Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped

in accordance with the following percentages. The net area excludes drainage areas, the New Roadway, and all existing and proposed easements:

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3 in. caliper and 10' tall minimum)	Native small trees (2 in. caliper and 8' tall minimum)	Native shrubs (3 gallon or 18" tall minimum)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	12 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

4.4 Required Landscaping: B-2 District

A. Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:
    i. Non-Residential: 15%
B. The net area excludes drainage areas, the New Roadway and existing and proposed easements.

C. For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees".

D. The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:
    i. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
    ii. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.

iii. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).

iv. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required.

E. Landscaping required under Section D above may be counted towards landscaping required in Section C above.

F. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.

G. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

4.5 Materials, maintenance and replacement

A. Plant Materials:

i. Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

B. Maintenance:

i. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details.

ii. The applicant, landowner or successors must be jointly and severally be responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.

C. License Agreement:

i. A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

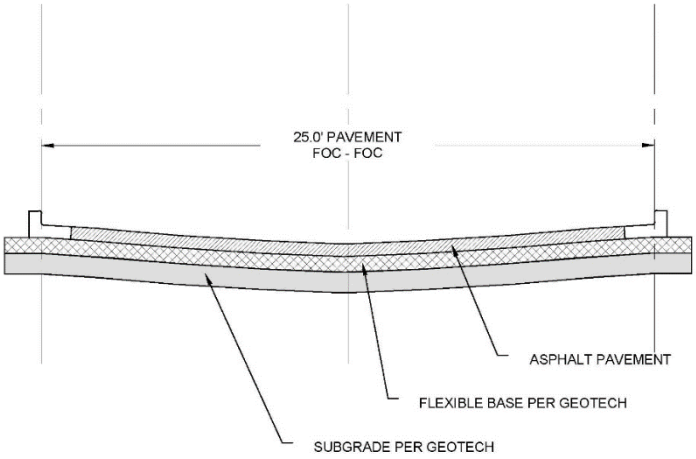
4.6 Irrigation

A. Automatic irrigation shall be provided on site in compliance with Section 10.407.7 of the UDC.
B. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

5. TRANSPORTATION

5.1. Private Drive Aisles

A. The precise alignment of the drive aisles included in the Plan may be varied with City Development Services Staff approval. Exhibit B illustrates the primary circulation pattern, and the below drive designation describes the planned drive aisles within the PUD boundary.



PRIVATE DRIVE SECTION

5.2. Sidewalks

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5' sidewalks shall be located adjacent to parking areas and 3 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

5.3 New Roadway

i. The PUD shall construct the extension of the public stub-out from the east to Ed Schmidt Boulevard as shown on Exhibit B ("New Roadway").
ii. This roadway will be constructed in accordance with UDC standards.
iii. Traffic Impact Fees may be credited towards the construction of the New Roadway.

5.4 Driveways

i. Driveways accessing Limmer Loop shall be limited to a maximum of 2.

6. COMMON OPEN SPACES / PARKLAND

6.1. Parkland

A. The PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as $675 per unit. The parkland fee in lieu calculation summary shall be provided with the site plan. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within the said final plat.

6.2 Amenities: Residential

A. In addition to the fee in lieu of parkland, the multifamily area will include a clubhouse/pavilion, swimming pool, and at least 3 of the following amenities:
   - Exercise stations
   - Sport Courts
   - Swimming pool
   - Dog park
   - Internal trail system

7 Exhibits

Exhibit A: Development Plan
Exhibit B: Conceptual Plan

Exhibit B



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

EXPANSION TRACT

SCHMIDTS CREEK TRACT

HUTTO, TEXAS

SHEET FILE: I:\210122-ASHP\Cadfiles\PLANNING\Site Planning\Concept S Commercial bubble plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Exhibit B



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EXPANSION TRACT

SCHMIDTS CREEK TRACT

HUTTO, TEXAS

SHEET FILE: I:\210122-ASHP\Cadfiles\PLANNING\Site Planning\Concept S Commercial bubble plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Yvette Glover

From: Randal Berkley <randal.berkley@g.austincc.edu>
Sent: Friday, March 20, 2026 10:19 PM
To: Planning
Subject: Data center on ed Schmidt

[Some people who received this message don't often get email from randal.berkley@g.austincc.edu. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,
My name is Randy Berkley. It was recently brought to my attention that the city of Hutto is considering putting a data center between neighborhoods off limmer loop and ed Schmidt. This is absurd.

Let's not even begin to discuss the possible excess water, traffic and/or electrical issues that homeowners will likely face but how about the number one factor that will drive people out of hutto and not attract others to move here.

As a homeowner and living in Hutto for the last 4 years I have seen my home value go down year over year. Adding a data center that close to homes will cause our property values to plummet. That space can be used for much better businesses that attracts people vs deters them. I urge you to not waste valuable land on a data center and cause undue stress upon your citizens and force many of them to sell their homes under value.

I live at 229 Sylvan Street, Hutto TEXAS 78634, the hearing date for the planning commission is April 7th, 2026 and the city council is may 7th, 2026.

I object to this proposal. Data centers have no place near homes.

Respectfully,

Randal Berkley

Yvette Glover

From: Richard Booth <cqw6rkk@gmail.com>
Sent: Sunday, March 22, 2026 8:31 PM
To: Planning
Subject: Zydeco Data Center PUD

Some people who received this message don't often get email from cqw6rkk@gmail.com. Learn why this is important

Case Name: Zydeco Hutto Data Center Planned Unit Development
Public Hearing Date: April 7, 2026

Richard B. Booth
Kerry D. Booth
Jesse Cassillas
Kjolen Cassillas

The above residents of 109 Emory Stable Dr. Hutto, TX. 78634 **object** to the above development action.
March 22, 2026

--
Richard Booth (W6RKK)

Yvette Glover

From: Chantelle Brinkley <crbrink68@gmail.com>
Sent: Tuesday, March 31, 2026 3:06 PM
To: Planning
Subject: ZYDECO HUTTO DATA CENTER PUD

Some people who received this message don't often get email from crbrink68@gmail.com. Learn why this is important
HEARING DATE:/ 5./72026 @ 7pm @ 500 W Live Oak-Hutto City Hall

Concerning the property formerly known as Upper Schmidt's Creek and the Zydeco Hutto Data Center PUD being offered on that land:
I Chantelle R Brinkley a resident of Hutto at 116 Creek Hollow Drive 78634 do STRONGLY OBJECT to this Data Center going into our city, no matter where it is located!

Yvette Glover

From: Deborah Cavanaugh <dkcav59@gmail.com>
Sent: Tuesday, March 31, 2026 3:03 PM
To: Planning
Subject: ZYDECO HUTTO DATA CENTER PUD

Some people who received this message don't often get email from dkcav59@gmail.com. Learn why this is important
HEARING DATE:/ 5./72026 @ 7pm @ 500 W Live Oak-Hutto City Hall

Concerning the property formerly known as Upper Schmidt's Creek and the Zydeco Hutto Data Center PUD being offered on that land:
I Deborah K Cavanaugh a resident of Hutto at Creek Hollow Drive do STRONGLEY OBJECT to this Data Center going into our city, no matter where it is located!

Yvette Glover

From: Kyla Chatterjee <kyla.chatt@gmail.com>
Sent: Sunday, March 22, 2026 11:21 AM
To: Planning
Subject: Input: Zydeco Hutto Data Center Planned Unit Development (PUD)

Some people who received this message don't often get email from kyla.chatt@gmail.com. Learn why this is important
Hello,

I hope you're well. I am emailing in regards to the Zydeco Hutto Data Center Planned Unit Development (PUD) public hearing. Though I live a little more than 200feet from the property in question, I still thought to provide my input as I still live so close (I'm in the Hutto Town Square neighborhood.)

Case Name: Zydeco Hutto Data Center Planned Unit Development (PUD)
Public Hearing Date: 4/7 7pm
Name: Kyla Chatterjee
Address: 311 Brookside St. Hutto, TX 78634 (Hutto Town Square)
In Favor or Against: Against
Comments: I don't own a home to save money long-term, or to eventually sell at a higher price, or to take advantage of as much tax savings as physically possible. I own a home to maintain a quality of life standard for myself and those I love - to have a slice of land tucked away from the advertisers, solicitors, light and noise polluters, etc. that unfortunately plague our world for their own capital gain. In other words, to me, home ownership is not a personal business endeavor but a way to maintain precious peace. I am okay if our tax dollars are higher if it means we can be more picky with what businesses frequent Hutto (and paint the city's culture/personality with their presence.) It makes sense that those who don't live in the neighborhood would highlight the *monetary pros* of this proposition, as they wouldn't be facing the *quality of life cons* of this proposition **every day.** I am super disappointed with the mayor for initially favoring this proposition on Facebook, as it's another unfortunate reminder that those in charge always weigh financial rewards before thinking about building a beautiful, peaceful, and comfortable world to live in.

I will be at the 4/7 meeting to support those who also oppose the proposition.

Best,
Kyla

Yvette Glover

From: daljit thind <daljitthind20@gmail.com>
Sent: Monday, March 30, 2026 7:30 PM
To: Planning
Subject: Zydeco Data Center Public Hearing Comment

Some people who received this message don't often get email from daljitthind20@gmail.com. Learn why this is important

Dear Planning Department,

I received a letter from the City of Hutto regarding the public hearing for Zydeco Hutto Data Center.

I am writing to formally express my strong opposition to the proposed Zydeco data center project in Hutto.

I do not believe this type of development is appropriate for this location. Data centers are typically low-activity facilities that contribute little to the creation of a vibrant, dynamic, and growing community. In addition, they generally offer limited employment opportunities and provide minimal ongoing economic benefits when compared to other potential forms of development.

At the same time, these facilities place significant demands on essential infrastructure and community resources. Approving this project at the proposed site may limit the potential for more beneficial future development and could adversely affect the region's long-term growth and planning objectives.

Thank you for your time and thoughtful consideration of this matter.

Thanks,
Daljit Singh

City of Hutto, Development Services Director, and the Planning Commission
City of Hutto, Mayor and City Council Members
500 West Live Oak St.
Hutto, TX. 78634

Re: Comments on the Proposed Zydeco Hutto Data Center PUD

Pursuant to the Notice received on March 22, 2026, item #2 (before the meeting date), the following comments as requested are submitted for inclusion into the public hearing record for each of the hearings as delineated below.

Planning Commission Hearing Date: April 7, 2026 at 7 PM
City Council Hearing Date: May 7, 2026 at 7 PM

Comments:

1. **I oppose and object** to the proposed Zydeco Hutto Data Center Development at the 450 Ed Schmidt Blvd location.
2. An important point of clarification needs to be made at this juncture: Zydeco Development Corporation is an Austin-based real estate developer who is most certainly representing one of the major players in the data center industry.
3. I would hope that the city planning staff as well as the City Council is not under the impression that the impacts of a data center are limited to the residents within 200 ft of the proposed site (as stated in the notice), i.e., a position that is both incorrect and unsupportable.
4. The following list of data questions needs to be fully and completely answered by the project client, either directly or through the representing developer, in order for the planning staff as well as the City Council to make an informed decision on allowing a **data center (DC**) to be built in such close proximity to substantial residential neighborhoods, schools, churches, and small businesses.

   General Design and Air Quality Questions

5. Who is the client that Zydeco Development Corp. is representing?
6. Where will the grid intertie be located?
7. How many data halls are being proposed?
8. What are the exact cooling needs of each data hall as well as the office and admin portions of the proposed building?
9. How will these cooling needs be met, i.e., water based systems (various cooling tower designs), chillers, refrigerated systems, dry cooling, etc.?
10. If chillers or refrigerated systems will be used, what refrigerant will be used, what is it's GWP value, what is the system charge weight for each separate system (lbs of refrigerant), and what is the manufacturers' known or estimated system leak rate (% wt/yr)?

11. If wet (water based) systems are being proposed, what is the total annual estimated water use and how will this amount affect the city's water needs for residents and businesses? Has this impact been discussed with and acknowledged by the water supplier and the City?
12. What is the maximum electrical power needed from the grid to cover the facility IT power needs (megawatts) on an hourly, daily, and annual basis?
13. What is the maximum electrical power needed from the grid to cover the facility mechanical power needs (megawatts) on an hourly, daily, and annual basis?
14. Has the Texas power grid coordinator been appraised of these needs, and what was their response?
15. Will the DC power needs cause the system coordinator to dispatch less efficient electricity generation sources which could cause rate increases, etc.?
16. Will the data center power needs take precedence over the needs of the residents and businesses of Hutto?
17. How will the emergency power needs of the DC facility be met when the grid goes off-line? In other words what type of power generation technology will be installed at the facility, i.e., internal combustion engines, linear generators, fuel cells, solar, BESS, combustion turbines, etc.?
18. If any of the proposed emergency power systems will combust fuel, detail what fuel will be used and amounts to be used?
19. How much fuel will be stored on site (gallons)? Describe the storage systems in detail.
20. Will the civil and architectural drawings and renderings noted below show the locations of these emergency electrical backup systems and fuel storage areas, etc.?
21. Describe the emissions points to the atmosphere. i.e., height above ground, diameter, flow rates and velocities, temperatures, etc.?
22. For each emergency backup system, submit the manufacturers equipment brochure and the operations performance data, test data showing compliance with Texas, and Federal emissions regulations, and any EPA or Texas required certifications?
23. Will these systems be equipped with Best Available Control Technology (BACT)? If not, why not? For example, if diesel engines are proposed (which is presently the system of choice for data centers), will the engines meet EPA Tier 4 emissions standards?
24. Describe the emissions control systems proposed in detail. Submit the system brochures and operations and performance data.
25. Present detailed calculations of emissions of criteria as well as hazardous and/or toxic air pollutants?
26. If the emergency backup electricity production systems require periodic maintenance and readiness testing, describe the schedule in detail?
27. Will the public be provided detailed civil and architectural drawings of the facility?
28. Will the facility build an electrical substation on site?
29. How many electrical breakers are proposed for the substation, and what inert gas will be used in each? What amount of gas will be charged to each breaker (lbs of inert gas), and what is the known or expected leak rate (% wt/yr)?
30. Submit a summary of the air quality impact modeling (with input and output files, processed met data files, etc.), which shows compliance with all state and federal air

quality standards, as well as any modeling used to show compliance with any applicable hazardous or toxic exposure standard?

31. Was a health risk assessment completed? If no, why not?
32. Submit the regulatory compliance analysis which addresses the applicability with state and federal air quality and public health regulations, and the method of projected compliance with each?

Noise Pollution Effects of Data Centers on Nearby Residents

The rapid expansion of data centers, particularly those supporting AI and cryptocurrency mining, has introduced a significant environmental challenge: **offsite noise pollution**. Unlike traditional industrial noise that might follow a 9-to-5 schedule, data centers operate 24/7, creating a relentless acoustic footprint that can affect residents living hundreds of feet—or even miles—away.

Primary Sources of Offsite Noise

The noise is rarely from a single source but rather the cumulative output of several industrial-scale systems:

- **Cooling Systems (HVAC):** High-velocity fans, chillers, and cooling towers are the main culprits. They emit a constant, high-decibel "jet-engine" whine to prevent servers from overheating.
- **Low-Frequency Hum:** A dominant characteristic of data center noise is a persistent low-frequency drone (20–500 Hz) caused by thousands of internal server fans and power supplies.
- **Backup Generators:** Large diesel or natural gas generators, used for emergencies or "demand response" during peak grid stress, can reach levels up to **105 decibels** (comparable to a jet flying overhead).
- **Gas Turbines:** Newer facilities (like xAI's "Stargate") sometimes use on-site natural gas turbines for primary power, which add a heavy mechanical roar to the local environment.

Health and Quality of Life Impacts

Residents near facilities in states like **Ohio, Texas, and Virginia** have reported a range of physical and psychological effects:

Impact Category	Specific Effects Reported by Residents
Physical Health	Increased blood pressure (hypertension), cardiovascular stress, headaches, and migraines.
Auditory Issues	Tinnitus (ringing in the ears), ear pain, and in rare cases of extreme exposure, vertigo or fluid drainage from ears.
Sleep & Mental Health	Severe insomnia due to 24/7 humming, elevated anxiety, irritability, and "broken heart syndrome" (stress-induced heart failure).
Cognitive Impact	Impaired concentration and decreased academic performance in children living nearby.

The "Low-Frequency" Problem: Standard decibel meters often use "A-weighting" (dBA), which mimics human hearing but fails to capture the full intensity of low-frequency sounds. These waves travel through walls and windows more easily than high-pitched sounds, making them nearly impossible for residents to block with earplugs or standard home insulation.

Mitigation and Regulation Challenges

Many communities are finding that existing noise ordinances are ill-equipped to handle the unique nature of data centers:

- **Zoning Gaps:** Data centers are often classified as "tech offices" rather than "heavy industrial," allowing them to be built much closer to homes (sometimes within 50–100 feet).
- **Measurement Standards:** Local laws often limit noise to 50–60 dB, but because the noise is constant and occurs at night when ambient levels are low, it feels much louder and more intrusive to residents.
- **Technical Solutions:** Effective mitigation requires specialized sound-absorptive barriers (rather than reflective concrete walls that bounce sound elsewhere), liquid immersion cooling to eliminate fans, and "acoustic louvers" on exhaust vents.

Recent pushback has led some townships, such as Jerome Township in Ohio, to pause new developments until more stringent noise and infrastructure studies can be completed.

Noise Effects on Data Center Employees

While a quiet office is about **50–60 dB**, data centers are significantly louder due to the compounding effect of thousands of high-speed fans.

- **General Server Areas:** Average levels often range between **75 and 85 dB**.
- **Inside/Near Server Racks:** Levels can escalate to **92–96 dB**.
- **Mechanical Rooms:** Areas with backup generators or large-scale chillers can exceed **105 dB**, equivalent to a jet flyover.

Regulatory Standards & Requirements Employers are legally required to manage noise exposure under OSHA 1910.95.

Standard	Trigger Level	Requirement
Action Level	**85 dB** (8-hr average)	Employers must implement a **Hearing Conservation Program**.
Permissible Exposure Limit (PEL)	**90 dB** (8-hr average)	Employers **must** use engineering controls or mandatory PPE.
NIOSH Recommendation	**85 dB** (8-hr average)	Stricter scientific recommendation using a **3 dB exchange rate** (meaning every 3 dB increase halves safe exposure time).

The Hearing Conservation Program

If noise levels reach the **85 dB** "Action Level," the facility must provide:

- **Regular Monitoring:** Sound surveys to identify high-risk zones.
- **Audiometric Testing:** Annual hearing tests for employees to detect early signs of "standard threshold shifts" (hearing loss).
- **Training:** Education on the effects of noise and the proper use of earplugs or muffs.
- **Free PPE:** Providing a variety of hearing protection devices at no cost to the worker.

Hearing Protection Solutions

Because data center technicians often need to communicate while working, standard "foamies" (disposable earplugs) are sometimes insufficient or impractical.

- **Electronic Noise-Cancelling Headsets:** These are increasingly popular as they filter out the constant hum of fans while allowing face-to-face conversation or radio communication.
- **High-Fidelity (Musician's) Earplugs:** These reduce the volume (decibels) evenly across frequencies, making it easier to hear coworkers' voices compared to standard foam plugs.
- **Dual Protection:** In extremely loud areas (like generator rooms during testing), "double protection"—wearing earplugs underneath earmuffs—is often required.

Best Practices for Facilities

- **Engineering Controls:** Using "Buy Quiet" roadmaps to select lower-noise cooling fans or installing acoustic blankets/enclosures around loud equipment.
- **Administrative Controls:** Rotating staff so no single person spends a full 8-hour shift in the loudest "hot aisles."
- **Visual Indicators:** Placing "Hearing Protection Required" signs at the entrance to server halls or specific high-decibel zones.

I suggest that the Planning Commission members as well as the City Council members read the following article on data centers in Texas.

https://texashousers.org/2025/10/08/data-centers-opportunity-zones-texas-gap/
dated10/8/25.

I reserve the right to submit further inquiries to the Planning Commission and City Council as appropriate.

Respectfully Submitted,

Richard B. Booth
Resident-Emory Farms Subdivision
109 Emory Stable Dr.
Hutto, Tx. 78634

Yvette Glover

From: Meghan Yancy <myancy@zydecodevelopment.com>
Sent: Monday, March 16, 2026 11:46 AM
To: Planning
Cc: Wes Gilmer
Subject: Attn: Richard Hudson, P&Z Developer Outreach
Attachments: Zydeco - Project Hutto (03.13.26).pdf

Hi Richard,

I wanted to personally reach out to let you know that Zydeco Development has formally submitted our Planned Unit Development (PUD) application for our proposed data center project at 450 Ed Schmidt Blvd and we are scheduled for the April 7th Planning and Zoning Commission meeting.

We believe this project represents a strong long-term use for the property (including significantly lower traffic than the previously approved plan, substantial landscaped setbacks, minimal water use, and meaningful long-term tax base growth), which we outline in the attached presentation. Over the past several months, we have proactively engaged City staff, the adjacent neighborhood, and individual Council Members to ensure transparency and early dialogue. Those conversations helped shape the proposal we submitted, and we remain committed to continuing that collaborative approach as the application moves forward.

We would welcome the opportunity to meet with you (in person or virtually) to walk through the proposal, answer any questions, and hear any feedback you may have - your perspective would be greatly appreciated. Our goal is to ensure the project aligns with Hutto's broader economic development, infrastructure, and community objectives.

We hope to connect at your convenience. Please don't hesitate to reach out directly.

Best,
Meghan

Meghan Yancy
Zydeco Development
C: 512-992-8430

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Rec'd 03/23 via hand delivery

Name: Peter Gordon

Address: 220 Hylton Street, Hutto, TX 78634

☒ **I AM IN FAVOR**

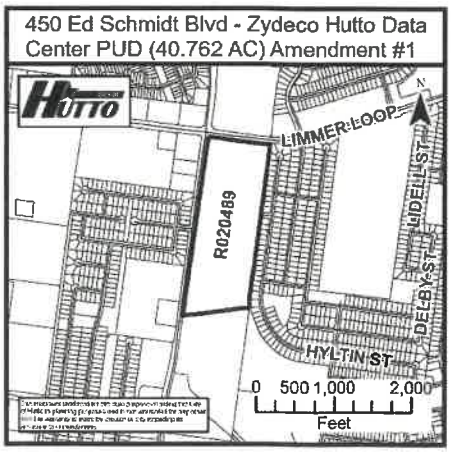
☐ **I OBJECT**

Write comments below, attach additional pages if needed.

1. Significantly lower Water usage than current zoning
2. Significantly lower traffic than current zoning
3. Significantly higher Tax revenue than current zoning,

Please approve.

SITE LOCATION MAP



Yvette Glover

From: Pearl Grewal <pearlgrewal@live.com>
Sent: Friday, March 27, 2026 9:58 PM
To: Planning
Subject: Zydeco hutto data Center

Good morning,

My address is 2725 Limmr loop, Hutto

I am writing to strongly oppose the proposed Zydeco data center project in Hutto.

This type of development is not a good fit for this area. Data centers are large, low-activity uses that do not support a vibrant or growing community. They bring very limited jobs and little daily economic benefit compared to other types of development.

At the same time, they place heavy demand on critical resources. Approving a project like this in the wrong location could limit better development opportunities in the future and negatively impact the area's long-term growth.

I respectfully urge the City to reject this proposal or require it to be located in a more appropriate area.

Thank you for your time and consideration.

Best Regards,
Pearl

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Name: Linell Hurtado

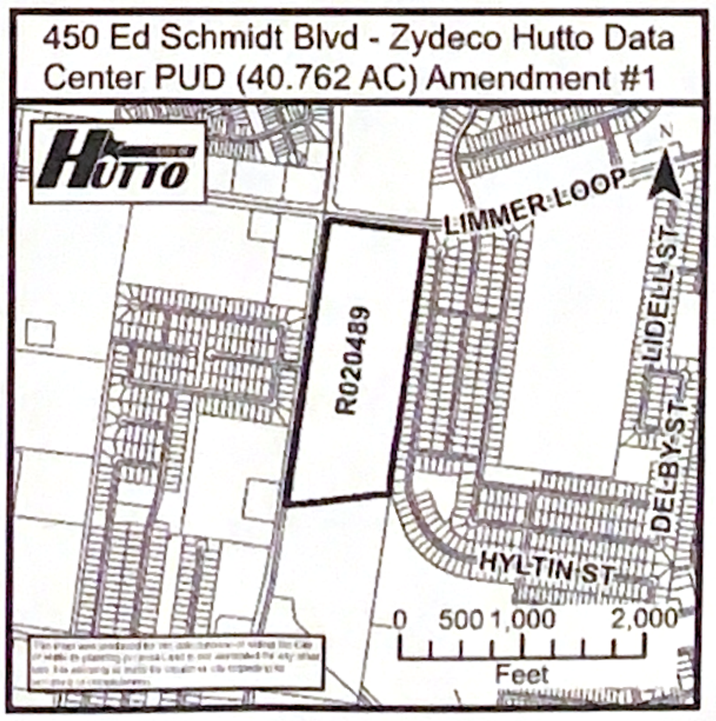
Address: 205 Anderson St. Hutto 78634
mailing – 10414 Bell Mt. Dr Temple, Tx 76502

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



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Name: Louise Howell

Address: 319 Hyltin St. Hutto, TX 78634

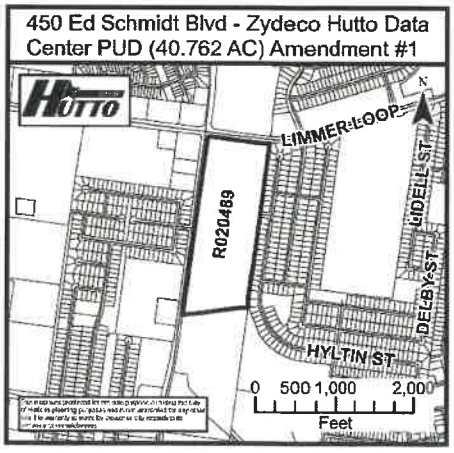
☐ **I AM IN FAVOR**

☒ **I OBJECT**

March 30, 2026

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



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Name: Andrew & Lyndsay Ingrassia

Address: 245 Hylton St.

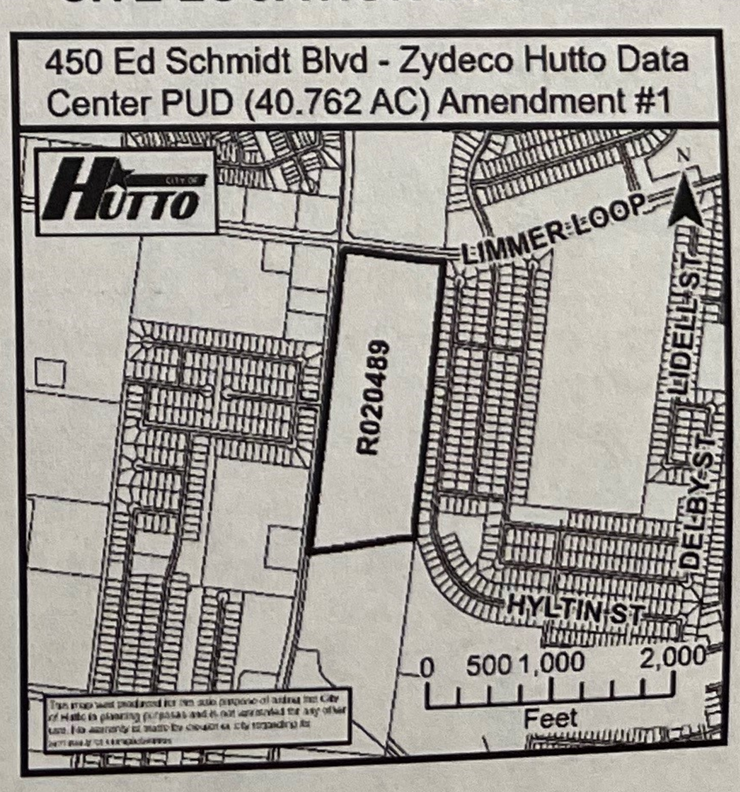
☐ ***I AM IN FAVOR***

☒ ***I OBJECT***

Write comments below, attach additional pages if needed.

DO NOT Put a Data Center behind my house!! y'all are ridiculous!

SITE LOCATION MAP



Yvette Glover

From: felinesthree@austin.rr.com
Sent: Thursday, March 26, 2026 6:57 PM
To: Planning
Subject: NO! to the data center on Ed Schmidt!

Some people who received this message don't often get email from felinesthree@austin.rr.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

To Whom It May Concern:

Are you nuts? You want to put a data center in the middle of neighborhoods and schools? NO!

Put it out toward Taylor or out by the Covert car dealership. Better yet, put it next to the dump on 1660. That makes more sense than in the middle of neighborhoods.

I live just east of Ed Schmidt and just north of Limmer Loop in the Hutto Town Square subdivision. I do not want a data center near me. It will destroy my property value. It will destroy our neighborhood. Shame on you for even considering putting a data center anywhere near residential homes, schools, and busy streets.

Support your citizens, not big corporations.

Please respond. And, by the way, I did not any advanced notice from you about this. I had to read about it on Facebook. Again, you should be ashamed of yourselves.

Thank you.

Sincerely,

Mark Lyons
304 Westfield Street
Hutto, Texas 78634

Yvette Glover

From: Maureen Mahoney <mmahoney319@gmail.com>
Sent: Saturday, March 28, 2026 10:24 AM
To: Planning
Cc: Maureen Mahoney; PS Property Management Company, Inc.
Subject: Resident response to Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from mmahoney319@gmail.com. Learn why this is important

To the Members of the Planning and Zoning Commission and City Council,

As I will not be able to attend the April 7, 2026 meeting with the Planning and Zoning Commission, I am writing to formally and emphatically object to the proposed construction of a data center on the 40.76-acre site located approximately 30 feet from the rear of my residence. This proposal is deeply concerning and wholly incompatible with the character, safety, and livability of our established residential neighborhood. I will be attending the May 7, 2026 City Council Meeting to voice these same concerns.

Placing an industrial-scale data center in such close proximity to homes raises serious and far-reaching issues that cannot be overlooked:

First and foremost, the constant noise generated by data centers—particularly from cooling systems, backup generators, and mechanical equipment—poses a significant and ongoing disturbance. These facilities operate 24/7, meaning residents would be subjected to persistent humming, vibration, and intermittent high-decibel noise that will severely degrade quality of life and disrupt sleep.

Additionally, data centers require substantial electrical infrastructure and backup power systems, often including diesel generators that are tested regularly. This introduces concerns about air quality, emissions, and potential health impacts for nearby residents. The environmental burden of such a facility, including heat generation and energy consumption, is entirely out of scale with a residential setting.

While two sides of the proposed site are bordered by highly traveled roadways, the remaining sides directly abut residential backyards. This makes the proximity and impact on homeowners especially acute. Residents would bear the full brunt of noise, lighting, visual intrusion, and operational impacts at an extremely close distance, with little to no meaningful buffer.

The visual impact cannot be ignored. A data center of this size will likely consist of large, windowless structures, extensive fencing, industrial lighting, and security infrastructure. This will fundamentally change the character of the neighborhood, replacing a residential-appropriate environment with an imposing industrial complex. Property values will almost certainly decline as a result.

There are also legitimate concerns regarding safety and risk. Data centers house significant electrical systems and backup fuel supplies, creating potential fire hazards. The proximity—just 30 feet from homes—is alarming and leaves little margin for error in the event of an incident, especially with the number of children that live in the neighborhood.

Finally, the placement of this facility demonstrates a troubling disregard for zoning principles and community planning. Industrial or high-intensity commercial uses belong in appropriately designated areas, not directly adjacent to residential neighborhoods. Approving this project would set a dangerous precedent and erode trust in the city's commitment to responsible development.

For all of these reasons, I strongly urge the Planning and Zoning Commission and City Council to reject this proposal. The negative impacts—noise, environmental concerns, safety risks, visual intrusion, and decreased property values—far outweigh any potential benefits.

Our neighborhood deserves to be protected. I ask that you uphold the integrity of your planning standards and prioritize the health, safety, and well-being of the residents you serve.

Sincerely,

Maureen P. Maunoey

Case name: Zydeco Hutto Data Center Planned Unit Development

Pubic Hearing Date: April 7 and May 7, 2026

Name and Address: Maureen Mahoney; 515 Hyltin St., Hutto, TX 78634

Yvette Glover

From: pamlaw <pamlaw1@gmail.com>
Sent: Monday, March 23, 2026 9:41 AM
To: Planning
Subject: Objection to Zydeco Hutto Data Center PUD - Hearing April 7, 2026

Some people who received this message don't often get email from pamlaw1@gmail.com. Learn why this is important
To whom it may concern:

This email serves as my objection to change the zoning of the property located at 450 Ed Schmidt Blvd., Hutto, Texas, from residential to data center. I highly object to the placement of a data center at this location for many reasons. A data center at this location is completely incompatible with residential zoning on either side of the proposed location, due to 24/7 operations, heavy infrastructure, and limited community benefit. Approval of this rezoning would set a precedent for more industrial encroachment, which is not appropriate for this residential area. Specifically, data centers cause extreme noise pollution that is continuous and does not belong in such close proximity to residential housing. In addition, and most importantly, a data center at this location would have a very negative impact on property values of the residences across the street in Emory Farms and in Hutto Square that abuts the property. Many other negative impacts would be caused by a data center in this location in between two residential neighborhoods, such as strain on the power grid, water usage, environmental and air quality concerns, increased traffic during construction, and lack of infrastructure. If a data center is approved here, others often follow and it would transform this area into an industrial corridor.

I moved to Hutto to retire here because it was a smaller, close-knit community, where it seemed that the City leaders really cared about its residents, but it has since lost that feel. I am very discouraged and disappointed that the City would show such disrespect for its residents by voting to place a data center in the middle of a residential area. I am very concerned about the light and noise pollution and the decrease in property values of the surrounding residences. If this is approved, it would certainly make me seriously consider moving.

I implore you to listen to the residents concerns and take into account what the residents in the area would prefer be done with this property.

Yours truly,
Pam Lawrence

400 Farm Creek Dr.
Hutto, TX 78634

Yvette Glover

From: James Ray <preach2020@aol.com>
Sent: Monday, March 23, 2026 9:49 AM
To: Planning
Subject: Zydeco Hutto Data Center Unit Development (PUD)

Some people who received this message don't often get email from preach2020@aol.com. Learn why this is important

Hearing Date April 7-May 7, 2026
James D. Ray 322 Hyltin St
I strongly object to the rezoning to build a data center that close to my house and will seek legal advise to prevent this from happening.

Yvette Glover

From: Joe Reyes <josereyes304@hotmail.com>
Sent: Sunday, March 22, 2026 10:42 PM
To: Planning
Subject: R020489 Zydeco Hutto Data Center Planned Unit Development (PUD)

Importance: High

Some people who received this message don't often get email from josereyes304@hotmail.com. Learn why this is important

Hello and Good Day,

This is in response to:
Case Name: R020489
Formerly known as: "**Upper Schmidt's Creek PUD" now "Zydeco Hutto Dava Center Planned Unit Development (PUD)",**
40.762 acres, more or less, of land, out of the Nataniel Edwards Survey, Abstract No. 255 located at 450 Ed Scmidt Boulevard.

Public Hearing Date(s):
Planning & Zoning Commission Meeting on: **April 7, 2026**.
City Council Meeting on: **May 7, 2026**.

Regarding the residence of:
Jose and Maricela Reyes,
313 Hyltin Street,
Hutto Tx. 78634.

We OBJECT and are AGAINST the rezoning of the area.

Thank You,

Joe Reyes

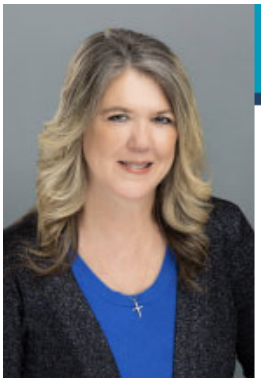
Yvette Glover

From: Rodriguez, Jennifer <Jennifer.Rodriguez@austintitle.com>
Sent: Friday, March 27, 2026 3:06 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from jennifer.rodriguez@austintitle.com. Learn why this is important

Good afternoon,
Please accept this letter as I am against the rezoning .
I live at 219 Hyltin Street and would not be happy for this and not in favor.

Thank you,
Jennifer Brennan aka Jennifer Rodriguez



JENNIFER RODRIGUEZ
JR.ESCROW OFFICER
ESCROW ASSISTANT

OFFICE 512-244-2266
JENNIFER.RODRIGUEZ@AUSTINTITLE.COM

810 HESTERS CROSSING, SUITE 155
ROUND ROCK, TX 78681
WWW.AUSTINTITLE.COM

Austin TITLE
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Since 1953 ATX

WIRE SAFE™ | Inquire before you wire!

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Wire fraud and email hacking/phishing attacks are on the rise!

- If you receive an email containing Wire Transfer Instructions, **DO NOT RESPOND TO THE EMAIL!**
- Call your escrow officer/closer immediately, using previously known phone number and **NOT** a number provided in the email, to verify the info prior to sending funds.
- Austin Title **does not** alter its wiring instructions.
- If you receive new wiring instructions, please notify me immediately.

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Jennifer Small

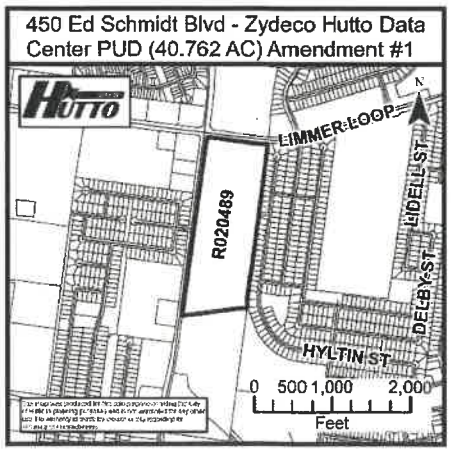
Address: 225 Hylton St. Hutto, TX 78634

☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Yvette Glover

From: Eric Smith <elsmithtx@gmail.com>
Sent: Thursday, March 26, 2026 7:38 PM
To: Planning
Subject: Zydeco Hutto Data Center PUD. Planning and Zoning Commission Meeting Apr 7, 2026

Some people who received this message don't often get email from elsmithtx@gmail.com. Learn why this is important

I am AGAINST the proposed Data Center. Data centers are needed, but should not be next to residential areas because of the noise emitted, among pollution factors. I have lived here for 10 1/2 years.

According to Sciencedirect.com, data center power plants and diesel generators emit nitrogen oxides and fine particulate matter that cause respiratory, heart, and cancer issues.

The need for cooling can consume up to 57% of water from potable sources, which Hutto already has to set water restrictions every year. Some data centers use 3 - 7 million GPD of water. We are already in a drought prone area.

As far as noise, data centers can create up to 96 decibels inside, which can radiate outside of the building. Outside HVAC systems and diesel generations can reach levels of 110 dBA, which doesn't dampen for the houses near the building.

Data centers consume large amounts of electricity. Many times it puts a strain on the grid, which we already have as it currently is.

On top of all this, Hutto is running out of open areas. I watch hawks hunt over this field on a daily basis.

To sum it up, I know data centers are needed, but don't build them so close to residential areas. There is plenty of open land that is not near residential areas.

Thanks,

Eric Smith
509 Hyltin St
Hutto, TX 78634
360-990-4450
elsmithtx@gmail.com

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

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Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Jonathan + Beverly Stephenson

Address: 703 N Emory Cove

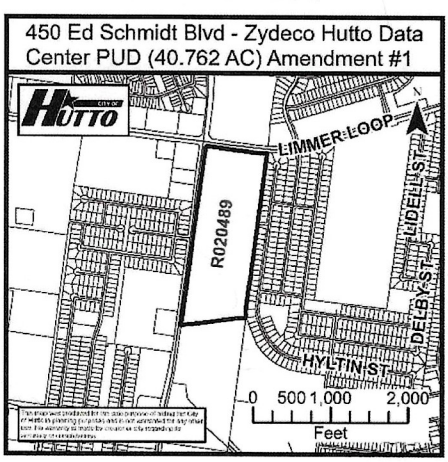
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

Industrial development would be too close to residential.

SITE LOCATION MAP



Yvette Glover

From: Sukhvir Thind <sukhvirthind@gmail.com>
Sent: Monday, March 30, 2026 7:22 PM
To: Planning
Subject: Zydeco Hutto Data center April 7, 2026

Good evening,

I am the owner of 2725 Limmer Loop, Hutto, TX.

I am writing to strongly oppose the proposed Zydeco data center project in Hutto.

This type of development is not a good fit for this area. Data centers are large, low-activity uses that do not support a vibrant or growing community. They bring very limited jobs and little daily economic benefit compared to other types of development.

At the same time, they place heavy demand on critical resources like electricity. Approving a project like this in the wrong location could limit better development opportunities and negatively impact the residents in the surrounding area.

I respectfully urge the City to reject this proposal or require it to be located in a more appropriate area.

Thank you for your time and consideration.

--

Best Regards,
Sukhvir Singh

***Confidential Notice**: The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.*

Yvette Glover

From: Maegan Woytek <rolaterm@gmail.com>
Sent: Thursday, March 26, 2026 10:03 AM
To: Planning
Subject: Zydeco Hutto Planned Unit Development

Some people who received this message don't often get email from rolaterm@gmail.com. Learn why this is important
Public hearing date: May 7, 2026
Maegan Woytek - 128 Anderson St, Hutto, TX 78634
I OBJECT - our home value will suffer



A Low-Impact Future for 450 Ed Schmidt Blvd

Creating long-term value for Hutto while protecting neighborhood character, safety, and quality of life.

Smart building technology, Energy-efficient engineering.

Drawing on our proven track record at MetCenter, this project is being designed with the same commitment to **best-in-class engineering**, **energy efficiency**, and **architectural quality**. Every detail — from the building design to site screening — is guided by our goal to **minimize impact on neighbors** while delivering **long-term value to the City of Hutto**. We believe infrastructure can be quiet, respectful, and beautiful.



Digital Infrastructure & Strategic Power Experience

AMD R&D Lab / Data Center



Type:	R&D Lab Development
Size (SF):	142,329 SF
Power:	40 MW

CyrusOne AUS2



Type:	Data Center
Size (SF):	70,000 SF
Power:	9 MW

CyrusOne AUS3



Type:	Data Center
Size (SF):	172,000 SF
Power:	24 MW

ERCOT Headquarters



Type:	Office HQ Development
Size (SF):	37,650 SF
Power:	N/A

Digital Realty Austin DC I



Type:	Data Center
Size (SF):	85,000 SF
Power:	16 MW

Data Foundry Austin 00



Type:	Data Center
Size (SF):	40,000 SF
Power:	10 MW

MetCenter

Our largest project to date, MetCenter, spans 550 acres and at just under 3.5 million square feet of space, is one of the largest commercial developments in Austin.

- 486K SF Remaining
- 550 Acres
- 26 Flex Buildings
- 2 Substations
- 7 Hotels
- Began in 1996





MetCenter is specifically designed to accommodate a variety and size of users, from hotels, restaurants and mission-critical facilities to office space ranging from 10,000 square feet to 1,700,000 square feet and anything in between. We have more amenities than any other business park in Austin, including our 18-hole USDGA certified disc golf course. MetCenter also boasts some of the nation's most significant redundant telecommunications, electric and utility infrastructure.

Proven Track Record

MetCenter is home to the highest concentration of Fortune 500 companies, state and federal office operations and data center facilities in Central Texas.

AMD

Square Footage:	142,329 SF
Industry:	Semiconductor
2024 Revenue:	$25.8 Billion

U.S. Department of Veterans Affairs

Square Footage:	227,625 SF
Industry:	Federal Gov.
2024 Revenue:	N/A

Ascension Seton

Square Footage:	57,600 SF
Industry:	Health Care
2024 Revenue:	$3.0 Billion

BASE

Square Footage:	318,000 SF
Industry:	Energy Technology
2025 Revenue:	Confidential

amazon

Square Footage:	160,000 SF
Industry:	E-Commerce
2024 Revenue:	$638 Billion

Austin American-Statesman

Square Footage:	34,600 SF (HQ)
Industry:	Media / News
2022 Revenue:	N/A

CyrusOne

Square Footage:	252,000 SF
Industry:	Data Center
2024 Revenue:	$1.2 Billion

TEL TOKYO ELECTRON

Square Footage:	110,000 SF
Industry:	Semiconductor
2024 Revenue:	$12.5 Billion

ARRIVE LOGISTICS

Square Footage:	115,200 SF (HQ)
Industry:	Tech Services
2024 Revenue:	$2.0 Billion

DIGITAL REALTY

Square Footage:	86,000 SF
Industry:	Data Center
2024 Revenue:	$5.8 Billion

ercot

Square Footage:	67,075 SF (HQ)
Industry:	Electricity
2024 Revenue:	N/A

PPD

Square Footage:	224,986 SF
Industry:	Biotech / R&D
2024 Revenue:	$7.0 Billion

More projects



Base Power – Manufacturing HQ



MetCenter Creative



The Westlyn



Pflugerville Commons

ZYDECO

Our Goal

Our goal is to thoughtfully transform the site into a secure, and well landscaped technology campus (Data Center) that serves as a good neighbor to the surrounding community. The layout was developed in collaboration with City staff and after incorporating feedback from City Council members, ensuring it reflects both neighborhood priorities and Hutto's broader vision for balanced growth. By designing with sensitivity to our surroundings, we're creating a project that operates quietly, uses minimal water, and generates very little traffic – **with minimal day-to-day impact on adjacent homes** – while contributing hundreds of millions of dollars in new taxable value to the City of Hutto.



Quiet by Design

- Sound mitigation will be achieved through a combination of acoustic barriers, enclosed equipment, landscape buffers, and strategic site design, with all systems third-party tested for compliance.

Environmentally Responsible

- Modern cooling systems minimize water use.
- Significantly less impervious cover than the previously approved plan, allowing more natural drainage and greenspace.
- Nearly 5 acres of greenspace between homes and the site.
- Building setback over 300 feet.

Positive for Hutto

- $200+ million in new taxable value with minimal strain on city services.

Site Aerial



450 Ed Schmidt Blvd

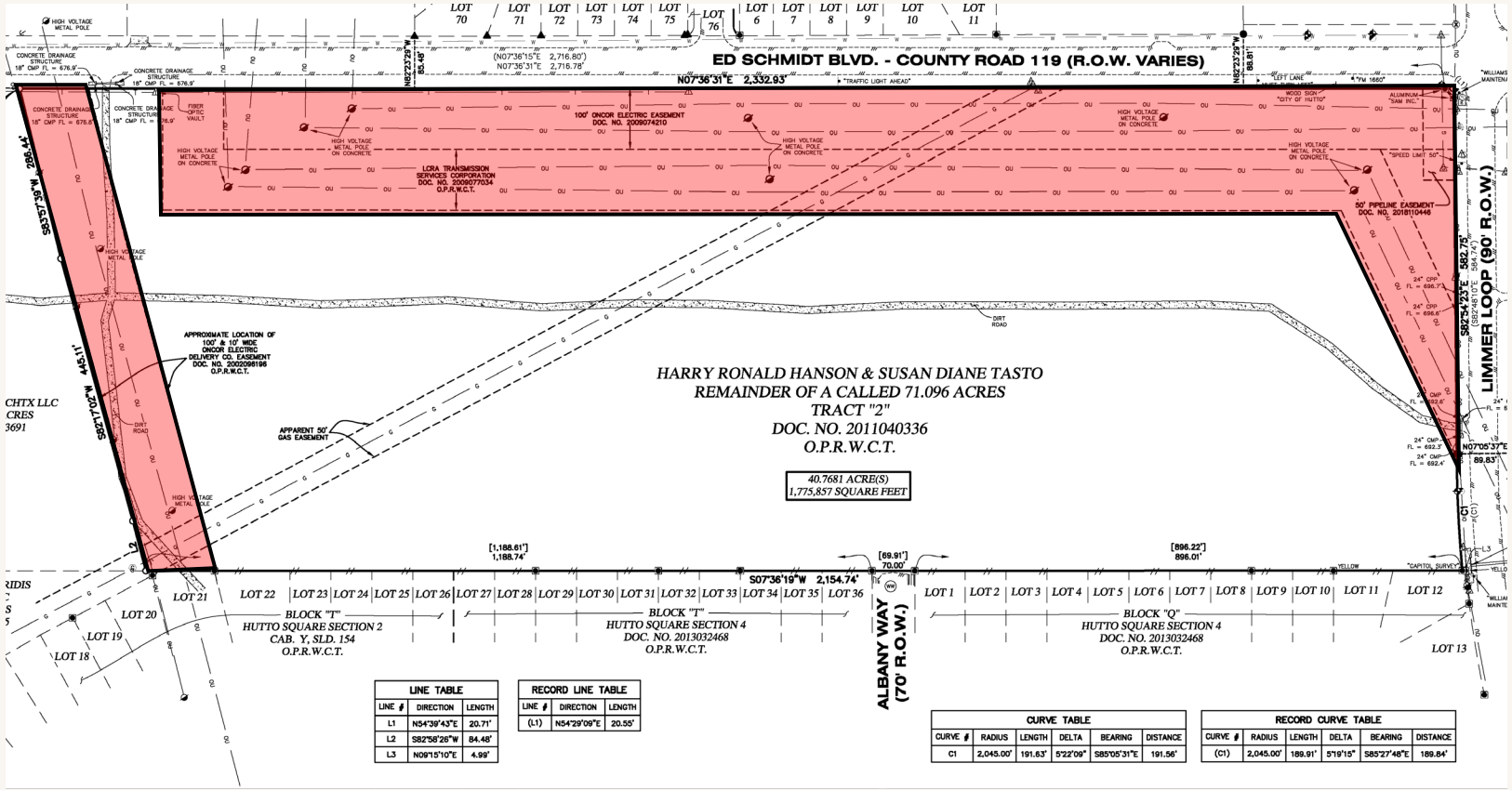
- Adjacent to existing Oncor substation and transmission corridor.
- Area already functions as an infrastructure corridor – not residential frontage.
- Provides a logical use of the land that reduces future traffic and neighborhood impact.
- Maintains permanent open-space buffers, landscaping, and screening between the project and nearby homes to minimize visibility and noise.
- Existing infrastructure makes this one of the few sites where a quiet, low-traffic technology use fits naturally.

Embedded Infrastructure



- The site is already surrounded by major utility infrastructure, including existing transmission lines and the Oncor substation — making it an ideal setting for a low-traffic, infrastructure-based use.
- These existing features make the land less suitable for retail or residential development, but well-suited for a self-contained technology campus.
- Our plan adds more than a 100-foot green space setback, with both landscape and built wall screening, to create distance and visual separation from nearby homes.
- The project layout is designed to work with existing infrastructure, minimizing new disturbance and concentrating activity away from the neighborhood side of the property.

Extensive Utility Easements Limit Traditional Development



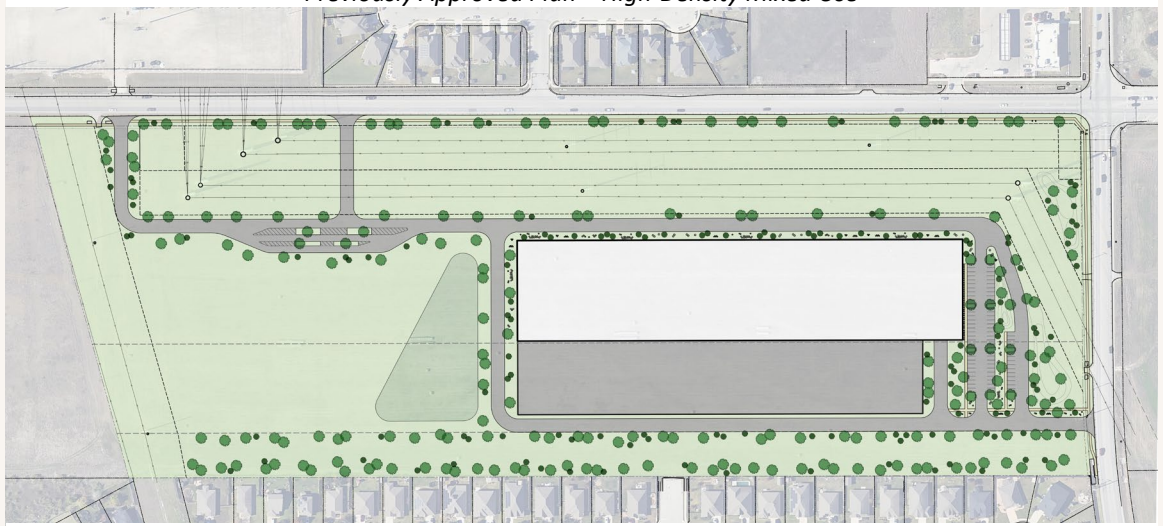
- **Transmission line easement removes key frontage** along Ed Schmidt — making it unsuitable for retail pads, signage, or vertical development.
- **Easement overlap creates fragmented site geometry,** eliminating the possibility of cohesive neighborhoods or commercial layouts.
- **Irregular buildable areas reduce efficiency**, increasing development cost and making active uses financially infeasible.
- **These constraints are fixed and unchangeable,** limiting future land use flexibility.

Transmission Line Easements
Prohibits vertical development and removes usable frontage along Ed Schmidt.

A Superior PUD Alternative



Previously Approved Plan – High-Density Mixed Use



Proposed – Low-Impact Technology Campus.

- **A Single Smaller Footprint**
  The previously approved PUD added 173 multi family residential units, as well as retail, office, and restaurant space. The potential of over 550,000 SF of building plus associated paving and parking (1.3MM SF of impervious cover allowed at 75%) vs our much smaller, consolidated alternative.

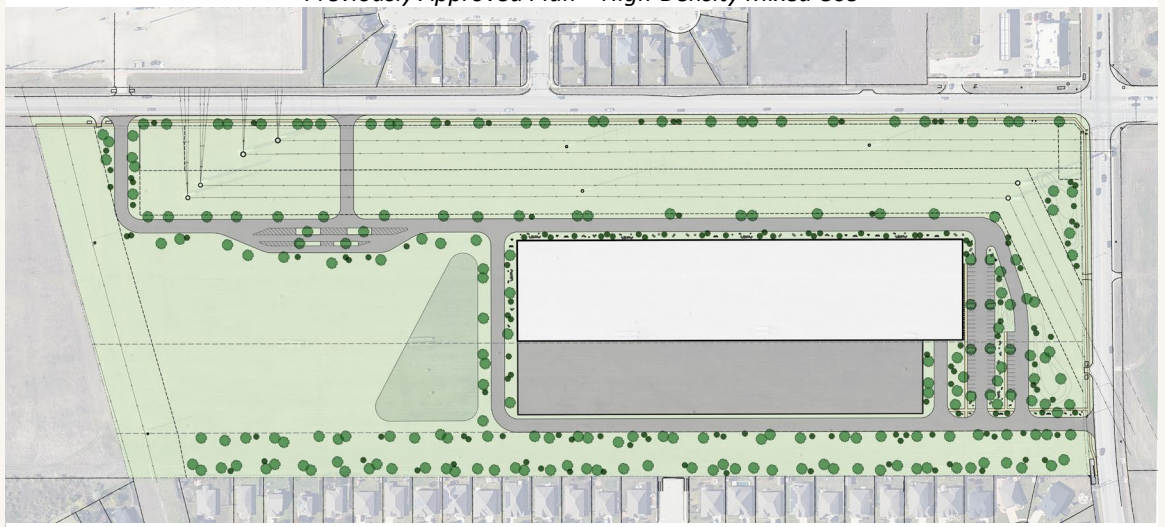
- **Substantially Lower Traffic and Activity**
  The mixed-use nature of the current PUD ensures near constant traffic levels — creating thousands of daily car trips through Ed Schmidt Blvd and neighborhood intersections. This new plan generates only a fraction of that traffic, with a small number of employees on-site each day and no peak-hour congestion.

- **Much Larger Buffers and Setbacks**
  The mixed-use plan allowed just a 30-foot landscape buffer behind homes. Our layout provides over 100 feet of landscaped setback, a 316-foot building setback, plus a substantial screen wall and landscape buffer, ensuring noise, light, and views are shielded from the neighborhood.

A Superior PUD Alternative (Cont.)



Previously Approved Plan – High-Density Mixed Use



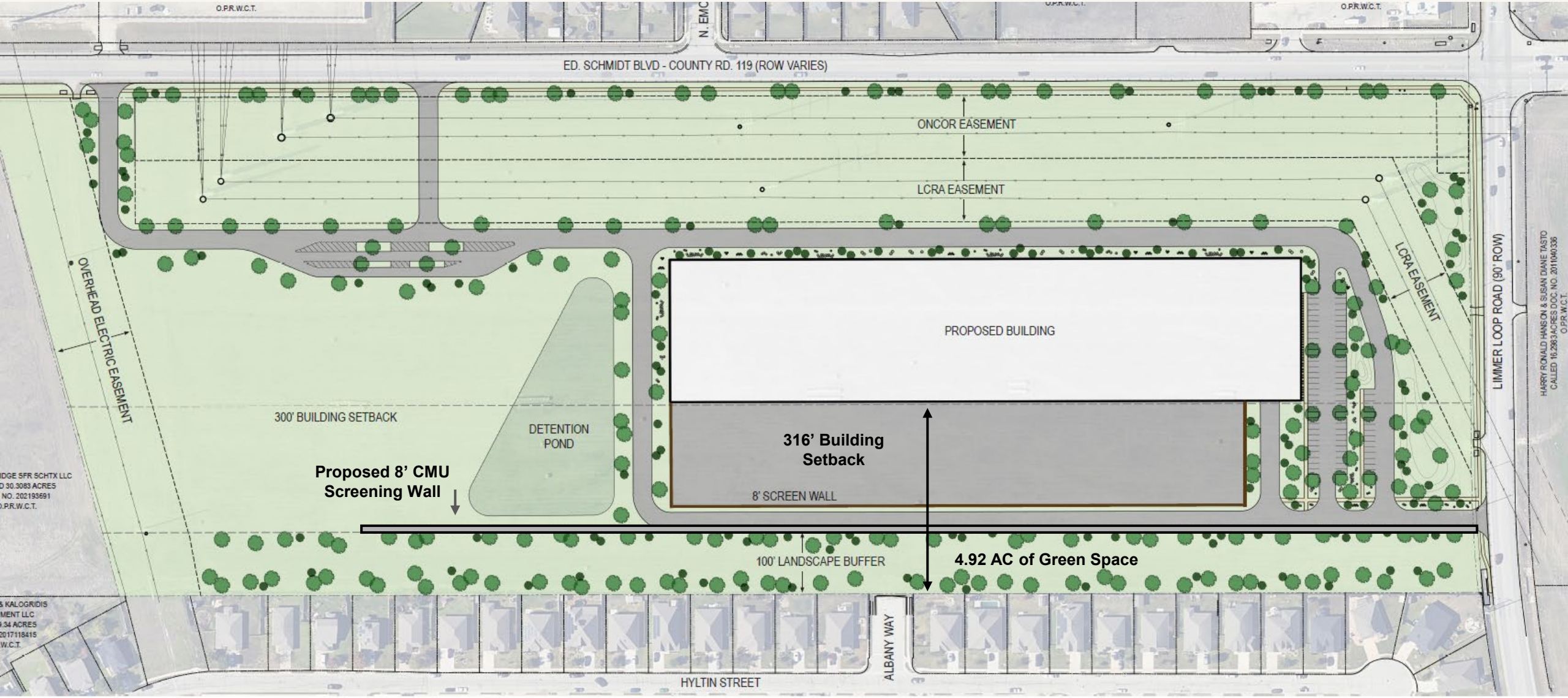
Proposed – Low-Impact Technology Campus.

- **Designed to Be a Respectful Neighbor**
  Data Centers are associated with very long-term leases and operations, investing heavily into their buildings and equipment, which ensures a consistent, predictable neighbor. No restaurant or retail noise, no regular delivery traffic, and no evening or weekend crowds. No neighbor and commercial tenant variability and no safety risks often associated with increased density. **A clean, secure campus that's attractive, and low-impact** – the opposite of a dense housing or retail development.

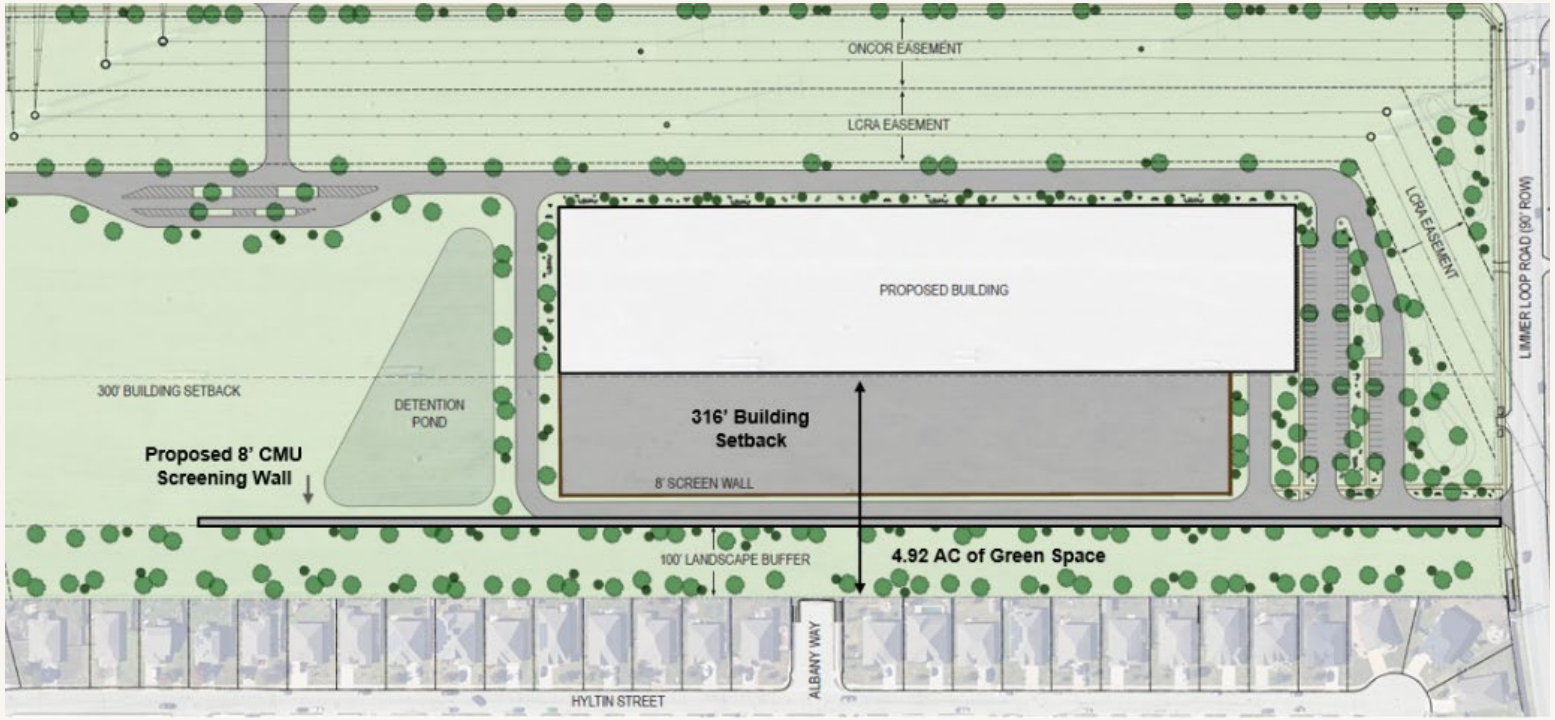
- **Significantly Lower Public Infrastructure Demand**
  The prior plan required new water, sewer, stormwater, and road extensions to serve high-density housing. The technology campus operates with minimal water use (closed-loop cooling) and virtually no city-service demand — no schools, police, or parks impact.

- **Stronger Long-Term Value for the City**
  Adds $200+ million in predictable taxable value, compared to a smaller, more transient and market cycle dependent residential and retail base. Diversity of property tax revenue sources keeps property tax rate low.

Concept Plan



What Nearby Residents Can Expect

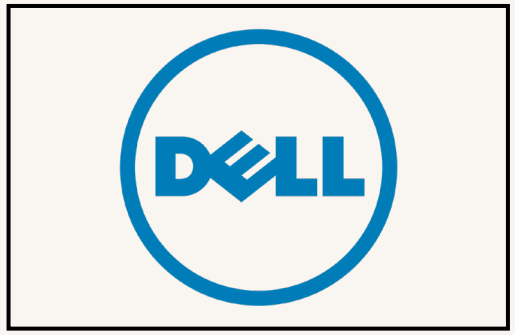


- A quiet, low-traffic facility with very limited daily activity
- No retail, no regular delivery traffic, and no evening or weekend crowds
- Sound levels designed to remain within City ordinance limits at all times, including nighttime
- Infrequent daytime generator testing for maintenance purposes only (typically once per month)
- Shielded, downward-directed lighting to prevent spillover onto nearby homes
- Significant setbacks, landscaping, and screening to minimize visibility from adjacent properties

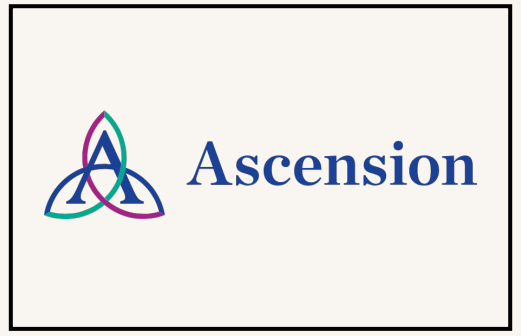
Who Needs a Data Center?

Any organization that relies on storing, processing, or accessing digital data – such as healthcare providers, tech companies, financial institutions, law firms, logistics companies, government agencies, and media firms-needs a data center.

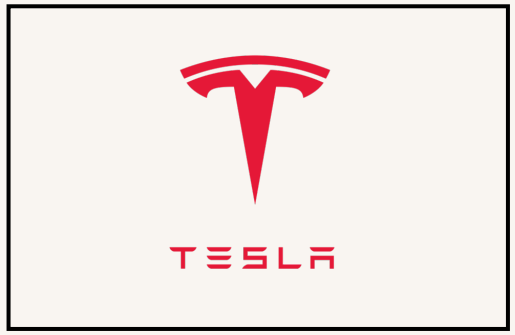










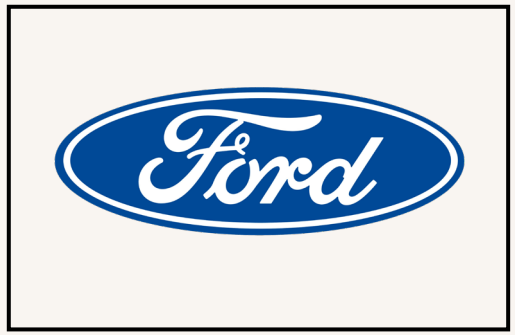
















Water Usage:
The Closed Loop Advantage

This will NOT be an "evaporative" data center or semiconductor (i.e Taylor) that "drink" millions of gallons. Using a Closed-Loop system is a completely different technology.

The 20,000 Gallon "Charge": This is a one-time fill. Like a giant version of a car's radiator, that water stays inside the pipes. It is not "consumed" or evaporated into the air, nor is it discharged into sewer.

Operational Water Use:
Industrial Use: Negligible water use - limited to initial system fill and minor maintenance

Domestic Use (35 Employees): Standard commercial usage for 35 people (toilets, sinks, showers) is roughly 500-1000 gallons a day

The "Homeowner" Comparison:
A single Hutto home with an irrigated lawn can use 1,000+ gallons on a peak summer day. **A 40 MW data center's core operations use less water annually than two average homes**, excluding landscaping or irrigation.



Comparable Operational Examples

Switch Data Center

- 32.48 AC in Round Rock, TX
- Operational ~ 1 Year
- **Water Use:** Less than 2 million gallons per year (less than 15 single-family homes)
- **Noise:** No recorded noise complaints received by the city
- Friendly neighbor to adjacent residential areas
- No harmful wastewater contaminants identified

Sabey Data Center

- 39.71 AC in Round Rock, TX
- Operational ~ 2 Years
- **Water Use:** 2 million gallons per year (equivalent to 15 single-family homes). Only 137,000 gallons for domestic use, the rest for irrigation.
- **Tax Revenue:** Provides property tax revenue equivalent to that of ~600 single-family homes
- **Noise:** No recorded noise complaints received by the city
- Friendly neighbor to adjacent residential areas
- No harmful wastewater contaminants identified

Common Concerns vs. Facts

“Grid instability / Does this affect electric service reliability in Hutto?”

This is a **mid-scale data center** (approximately 70 MW), significantly smaller than the very large hyperscale or AI training campuses often discussed in the media.

A data center project cannot move forward unless Oncor, the electricity distributor for Hutto residents, confirms that the requested power capacity exists and the facility operator signs a binding contract to take and pay for that full load. This means that Oncor – not the City – is responsible for securing electricity and verifying that serving the project **will not impact existing residential customers**.

Data centers are not permitted to pull power from the grid during ERCOT-ordered load shed situations. This ensures that residential service reliability is protected and prioritized.

The **developer is responsible for funding** any local grid enhancements required to serve the project, including all infrastructure improvements attributable to its use.

“Low-frequency vibration"

Specialized equipment (inertia pads and spring isolators) is designed to prevent vibration from entering the ground. Any vibration dissipates rapidly with distance and is not detectable at the property boundary under standard design conditions.

Data centers are not unique sources of low-frequency vibration and are comparable to common infrastructure such as HVAC systems, passing vehicles, and household appliances.

Common Concerns vs. Facts (Cont.)

“Sound”

Equipment used in data centers is similar to standard commercial HVAC systems. Sound levels decrease significantly with distance, and at the property boundary are expected to be within City ordinance limits and **comparable to typical ambient conditions**.

For reference, sound levels at the property boundary are expected to be below approximately 40 dB(A), which is comparable to a quiet residential environment.

The City’s noise ordinance will apply during both construction and operations. Construction is temporary; once operational, the facility is **quiet and low-traffic**.

Backup generators are used only for emergency situations, maintenance, and periodic testing – not as a primary power source.

“Air Quality"

Backup generators are used infrequently and must comply with state (TCEQ) and federal air quality standards.

“Radiation Exposure”

Data centers **do not produce ionizing radiation.**

Common Concerns vs. Facts (Cont.)

“Health Impacts”

Data centers are not industrial plants or refineries and do not emit harmful chemicals during normal operations. They are considered a low-impact industrial use.

“Electromagnetic fields (EMF)”

EMF levels from data centers are comparable to typical household wiring and remain well below established safety thresholds. Public health authorities have not established causal health risks at these exposure levels.

“Light Pollution”

Lighting will be shielded and directed downward to prevent spillover onto adjacent properties and will be designed to comply with applicable City lighting requirements and dark-sky best practices.

“Why is a PUD being used"

The zoning code does not specifically address data centers. A Planned Unit Development (PUD) allows the City to apply customized standards and maintain greater control over design elements such as setbacks, building height, sound, and site layout.

Project Timeline

Feb 2026

PUD submittal, continued community outreach

May 2026

City Council consideration and approval of PUD/SUP; begin detailed design and site-plan engineering.

Spring 2026

City staff review of the PUD and Planning & Zoning Commission hearing.

2027

Potential start of infrastructure work, pending user commitment and utility coordination.

ZYDECO

THANK YOU

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Contact

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PERFORMANCE METRICS

The performance metrics include a variety of metrics that allow the City to track the success of the plan as it is implemented. The City will need to track and analyze certain data points in order to accurately track the progress of each defined metric. Appropriate metrics are described in the following Performance Metrics Table, which describes each metric as well as outlines the desired trend, what the metric indicates, and potential data sources.

There are many metrics provided here, and likely the City will not have the desire or capacity to track all of them immediately. Priority metrics have been identified as recommendations for the metrics the City should begin tracking now, and the City may choose to start adding some of the other metrics in the future as warranted and applicable. Priority metrics have been chosen for a variety of reasons, including availability of data, ease of tracking, greatest importance of what they indicate, and potential for the metric to indicate trends across multiple topics of interest. Baseline data and targets have been provided for the identified priority metrics.

Metrics in the table have also been keyed to topics of interest from this Plan. The topic marked with a "Y" in the "Priority Metric" column in the table indicates that it is the primary topic for that metric. Priority metrics have been sorted to the top of the table.

Table 9.8. Performance Metrics Matrix

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
1	% of housing in the community other than single-family detached.	Y	upward	Increased diversity of housing choices to serve residents of differing needs and stages of life.	U.S. Census & American Community Survey	P					X	
2	Median gross density of new/ redevelopment projects.	Y	upward	A shift towards fiscally higher performing developments that are likely to create market metrics that attract the desired businesses and entertainment uses; increased diversity of housing types.	City review of plat and site plan information with new developments	P	X				X	
3	Median/average commute time or distance for residents.	Y	downward	Increasing access to employment and opportunities in the City; decreasing household transportation costs.	U.S. Census & American Community Survey	X	P	X			X	
4	Ratio of sidewalk linear feet to roadway linear feet.	Y	upward	Robustness of the pedestrian infrastructure supporting transportation choices other than automobiles; improved safety.	City GIS Analysis (potentially break down City into districts for analysis purposes)		P					X

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
5	Dollars invested in mobility infrastructure within 1/2 mile radius of senior living facilities, schools, affordable housing, and other key population and employment centers or destinations.	Y	upward	Increased travel choices for all, increased mobility for key populations within the City that may not be able to drive or afford personal vehicles; improved safety.	City GIS analysis		P	X	X	X		X
6	# of Certificates of Occupancy issued annually for retail/dining/ entertainment businesses.	Y	upward	Increased access to entertainment and shopping opportunities; ability to capture more sales taxes in the city; decreased dependency on personal vehicles.	City Permitting Records		X	P				
7	Cost burden for small/local businesses, via cost to sales ratio or commercial vacancies and business closures.	Y	downward	Provides insights into the health of the small and local businesses, too many vacancies or closures could signify that small and local businesses are not able to remain in the community.	City analysis			P				
8	Industry mix of jobs.	Y	upward	Increasing access to employment and opportunities in the City.	U.S. Census & American Community Survey			P				
9	% of households within a 10 minute walk to local park.	Y	upward	Improved access to open space; greater potential for parks and public spaces to serve as catalysts for placemaking and mixed use; improved individual health outcomes; increased mobility choices.	City GIS Analysis or Urban Footprint	X	X		P		X	
10	# of park users annually.	Y	upward	Overcrowding or underutilization of parks; prioritization of future park investments.	Ped counters or Strava data				P			
11	Housing units and business establishments served per LF of infrastructure.	Y	upward	A more efficient system in which individual ratepayers are supporting a smaller amount of infrastructure; less infrastructure to maintain per capita; ideally resulting in more stable utility rates.	City calculation using linear utility assets and U.S. Census & American Community Survey data regarding housing units (or number of units tracked by the City)	X				P	X	

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
12	Number of City infrastructure facilities classified as high risk under risk-based condition assessment.	Y	downward	Infrastructure systems that are maintained and rehabilitated in a proactive manner, with system design that increasingly promotes resilience and redundancy to reduce fail risk, ideally resulting in more reliable service and reduced emergency repair costs.	WMP and WWMP risk-based assessment					P		
13	Average age of infrastructure, especially underground pipes.	Y	downward	Allows the City to proactively monitor needed updates to infrastructure; can inform prioritization of project bundles.	City analysis					P		
14	Housing + Transportation (H+T) Index.	Y	downward	Includes both housing and transportation costs to show a more holistic picture of household cost burden, as compared to housing costs alone.	H+T Index, https://htaindex.cnt.org/		X	X			P	
15	% of homeowners and renters that are cost-burdened.	Y	downward	Reduced resident financial stress and greater neighborhood stability; more disposable income; improved alignment between available jobs and resident needs.	U.S. Census & American Community Survey			X			P	
16	% of street ROW dedicated to the sidewalk zone (sidewalks and streetscapes), especially in Downtown or other pedestrianized areas.	Y	upward	Street designs are better balancing the needs of pedestrians and treating the ROW as public space and opportunities for placemaking; wider sidewalk zones allow for activation of the streetscape by local businesses.	City analysis		X	X				P
17	% shade over sidewalks.	Y	upward	Pedestrian experience and comfort, increased desirability of walking.	City analysis		X					P
18	Urban tree canopy cover.	Y	upward	Pedestrian experience and comfort, decreased traffic speeds, and multiple other social and environmental benefits.	City analysis	X			X	X		P
19	% of households within 20 minute drive of employment.		upward	Increasing access to employment and services in City.	City GIS Analysis or Urban Footprint	P	X	X			X	

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
20	% of households within 10 minute walk to retail.		upward	Neighborhoods that are more complete, with greater potential for people to choose something other than an automobile for short trips; improved individual health outcomes as people utilize active transportation.	City GIS Analysis or Urban Footprint	P	X	X			X	
21	% within 10 minute walk to schools.		upward	Neighborhoods that are more complete, with greater potential for people to choose something other than an automobile for short trips; improved individual health outcomes as people utilize active transportation; reduced school related peak hour traffic.	City GIS Analysis or Urban Footprint	P	X			X	X	
22	% of developed area as mixed-use and/or nonresidential land uses.		upward	More accessibility to goods and services within the City; reducing the need for residents to visit other cities for goods and services, keeping sales tax dollar in the City; greater potential for 3rd places that connect residents to the City identity.	City GIS Analysis	P	X	X				
23	Average walk score and bike score ratings.		upward	Conditions are improving to make people more likely to choose walking or biking for their travel mode; neighborhoods are becoming more complete with greater access to convenient goods, services and activities.	https://www.walkscore.com/professional/research.php	P	X					X
24	% of all housing units within 2 miles of a full-service grocery store or other fresh food seller.		upward	Improved and diversified access to fresh food options; reducing trip distance barriers and enhancing public health outcomes.	City GIS Analysis	P					X	
25	Acres conflicting between zoning and land use designation in the FLUM.		downward	Changes to zoning or development regulations have been brought into alignment with the vision presented in the Comprehensive Plan.	City GIS Analysis (assigning existing zoning district compatibility with each FLUM category)	P						

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
26	% of open space vs. developed land.		stable	Increased growth is not coming at the detriment to environmental health and quality of life; reduced potential for flooding due to increased impervious cover.	City GIS Analysis	P			X	X		
27	SF of nonresidential uses per population (can be broken down into retail, office, manufacturing).		upward	Balancing of land uses, improving access to goods, services, and jobs for residents.	City GIS Analysis	P		X				
28	% of land uses, tracked to a granularity beyond basic land use categories (e.g., track retail and office uses separately vs. general commercial).		upward	Knowing the ratio of different land uses can allow the City to track trends and determine if there is a lack of a certain land use or if any land use is getting over-built.	City analysis	P		X				
29	Average Network Connectivity Index of new neighborhoods (Calculated as the ratio of street segments to intersections (target 1.4 or higher).		upward	Higher connectivity indicates improved walkability conditions; a more resilient transportation network, with less potential for major disruptions during peak hour or incident operational failures at key intersections.	City review of plat information with new developments		P					
30	% of commute transportation modal share driving alone.		downward	Improvements to the built environment that make possible and encourage alternative forms of transportation to access destinations, such as improved bike/ped facilities, improved transit, employment located closer to where residents live, and similar characteristics.	U.S. Census & American Community Survey		P					
31	85th percentile speeds 25 mph or less on local streets.		upward	Street design, via new streets and retrofitting, is achieving desired traffic calming that results in fewer auto-pedestrian collisions and reduced severity when they occur; increased compatibility for pedestrian comfort and experience.	City traffic studies and monitoring tools		P					X

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
32	Observed speeds on streets, especially in neighborhoods and areas intended for higher pedestrian/ bicycle use.		downward	Prevalence of a culture of slower speeds and priority of safety and walkability over throughput; improved driver awareness; achieving desired traffic calming via street design.	Manual pneumatic tube counts with speed information or PD citation trends for failure to control speed		P					X
33	% of students walking and biking to elementary and middle schools.		upward	Higher degree of perceived comfort and safety for students in areas ineligible for bus service.	School principals		P					
34	% linear feet of sidewalk in the City, should be increasing annually.		upward	Improved connectivity and mode choice.	City GIS analysis		P			X		X
35	% linear feet of bicycle facilities in the City, should be increasing annually.		upward	Improved connectivity and mode choice.	City GIS analysis		P			X		
36	Average travel time between fixed points in the City, e.g., Downtown Hutto to SH 130.		downward	Improved vehicular connectivity, with lesser backups at key intersections.	City analysis		P					
37	Median household or family income.		upward	More disposable income and improved alignment between employer and resident needs.	U.S. Census & American Community Survey	X		P			X	
38	# of jobs per household within the City.		upward	Reduced dependence on surrounding jurisdictions to provide jobs for City residents; greater daytime population to make local businesses and services more viable; improved quality of life resulting from reduced work-related commuting.	U.S. Census & American Community Survey (calculated from multiple tables)			P				
39	Median salary of employers that have benefited from incentive agreements with the City.		upward	Encouragement of salaries that are more aligned to the skills of City residents and to the real cost of living; City incentives are achieving their desired outcomes.	EDC agreement tracking data			P				
40	# of hotel rooms present in the City limits.		upward	The City is becoming a draw for visitors, increased tax revenue for the City.	City analysis			P				

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
41	Total # of jobs created annually.		upward	The City is attracting businesses to better balance the jobs to resident ratio in the City; increased access to jobs and opportunities; commuting outside the City for work is a choice rather than a necessity for residents.	Bureau of Labor Statistics			P				
42	Dining seats per population (can be broken down to track fast food/ fast casual and fine dining/sit down restaurants separately).		upward	More options for residents to fulfill their needs within the City; additional capturing of sales tax dollars.	City analysis			P				
43	% of households within a 20 minute drive to a regional park.		upward	Improved access to open space.	City GIS Analysis or Urban Footprint				P			
44	Annual attendance/ turnstile numbers at recreation centers.		upward	Interest and improving level of service for residents; can help prioritize future investments.	Counters at entries to facility				P	X		
45	SF of recreation center use per resident.		upward	Adequacy of facility to support population; potential for overcrowding at facilities.	U.S. Census & American Community Survey and facility data				P	X		
46	Annual attendance at organized recreation programs.		upward	Facilities are able to support increased programming with increased outreach into the community; can help prioritize future investments and programs.	Program attendance; consider a per capita method using U.S. Census and American Community Survey population data				P	X		
47	Acres of parks and open space per household or per capita.		stable	Improved access to open space; retained quality of life in the face of growth.	City GIS analysis including U.S. Census and American Community Survey population data				P			
48	% of days with permits issued for parks rental facilities.		stable	Can help to identify needs and prioritize future investments.	Facility data				P			

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
49	Number of dual purpose facilities in the City.		upward	Strategic alignment of City and regional services to support each other's needs and incremental approaches to meeting space needs; increased consideration of holistic benefits beyond the primary reason for the easement acquisition to accomplish multiple goals; infrastructure efficiency and connectivity.	Facility data on major program content		X		X	P		
50	% of City expenditures that are leveraged with local and regional partners.		upward	Development of relationships and better leveraging of finite municipal resources in order to accelerate and make possible projects that otherwise may be more difficult or delayed.	City budgets and individual CIP/economic project record-keeping			X		P		
51	Value of improvements within the floodplain.		downward	Natural systems are respected and preserved, with reduced potential for property loss through flood damage.	City GIS analysis involving Williamson CAD valuation data and floodplain data	X				P		
52	SF of library uses per resident.		upward	Adequacy of facilities to support population and whether it is at risk of overcrowding.	U.S. Census & American Community Survey and facility data					P		
53	Annual attendance/ turnstile numbers at library facilities.		upward	Interest and improving level of service for residents; can help prioritize future investments.	Counters at entries to facility; consider a per capita method using U.S. Census and American Community Survey population data					P		
54	Annual attendance at organized library programs.		upward	Facilities are able to support increased programming with increased outreach into the community; can help prioritize future investments and programs.	Program attendance; consider a per capita method using U.S. Census and American Community Survey population data					P		

Table 9.8. Performance Metrics Matrix, continued

#	Metric	Priority Metric	Desired Trend	Indicating	Data Source	Land Use	Transport & Mobility	Economic Development	Parks & Recreation	Facilities & Infrastructure	Housing & Affordability	Urban Design
55	Presence of a police station capable of accreditation, as applicable.		upward	Investment in facilities that support the staffing and programming needs for the City's police department to receive CALEA and TPCAF accreditation for best practices.	Consultation with police operations during design processes to upgrade or build a new police station					P		
56	Response times for EMS first responders.		downward	EMS services are appropriate for the population, per industry best practices.	City analysis					P		
57	Resident tax burden.		downward	Taxes can be a major burden on households and a factor in displacement.	City analysis			X			P	
58	% of intersections marked with crosswalks in Downtown and other pedestrianized areas.		upward	Pedestrian prioritization, safety, comfort and experience; reduced traffic congestion in the area due to ability to park once and walk between multiple destinations.	City GIS analysis		X					P
59	Number of hippo statues per capita.		stable	Community pride and identity; integration of the business community; community awareness and stewardship; integration of new residents into the "Hippo way of life".	City GIS analysis through updates to the existing hippo database, and U.S. Census & American Community Survey							P

Yvette Glover

From: Brittany Alcaraz <alcaraz.brittany@yahoo.com>
Sent: Monday, April 6, 2026 6:04 PM
To: Planning
Subject: Data Center

[Some people who received this message don't often get email from alcaraz.brittany@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

I’m kindly email on regards to the Data Center in Hutto . The proposal on zoning in the middle of houses and by cottonwood elementary is something that I would like to DECLINE. This is a concern . There is a lot of land In Hutto to be placing it in the middle of houses and a growing community. We are focusing on the wrong things as a Hippo nation . What we should be focusing on is our roads .

Thank you ,
Brittany A .

From: Christine Benson
To: Comments
Subject: Written Objection: Agenda Items 6.4 & 6.5, Zydeco Hutto Data Center PUD FLUM Amendment and PUD Revision, 450 Ed Schmidt Boulevard
Date: Sunday, April 5, 2026 12:10:52 PM

You don't often get email from cmbenson88@gmail.com. Learn why this is important

DATE: April 7, 2026

Dear Chair Hudson and Members of the Planning and Zoning Commission: Hazel Sherrod, Norman Delay, Cory Hall, Brian Kenard, Tony Wertz, and Brandon DeLeon -

My name is Christine Benson. I am a homeowner and resident in Hutto, Texas, in close proximity to the subject property at 450 Ed Schmidt Boulevard. I submit this written comment for the official record in connection with Agenda Items 6.4 and 6.5 at the meeting on April 7, 2026, and request that it be preserved in the record and transmitted to the Hutto City Council ahead of the May 7, 2026 hearing. I also intend to speak during the public hearing.

I. Support for the Staff Recommendation of Denial

I have reviewed the Agenda Item Reports prepared by Howard Koontz for both items 6.4 and 6.5. I urge the Commission to follow staff's recommendation of denial on both. The staff analysis is thorough, grounded in SOAR 2040, and reflects the right outcome for this community. I write to reinforce several points in that analysis and to add observations from my own review of the applicant's submitted documents.

II. The Two Items Are Legally Distinct But Substantively Inseparable

Item 6.4 seeks to amend the Future Land Use Map designation for this parcel from Multi-Family to Heavy Industrial. Item 6.5 seeks to revise the existing Planned Unit Development to allow a data center under a Light Industrial base zoning. These are separate legal instruments evaluated under different criteria, but they rise and fall together: without the FLUM amendment, the PUD revision has no legal foundation. The Commission should understand that a denial of 6.4 effectively resolves 6.5 as well.

More importantly, what is being replaced here is not nothing. The existing Upper Schmidt's Creek PUD - known as Bell Yard - provided for 173 residential units in four housing types, retail and dining along the roadway corridors, and the extension of Albany Way to create neighborhood connectivity. Staff noted explicitly that this existing entitlement "better aligns with the most-beneficial land development possible,

per the terms of the city's 2040 Comprehensive Plan." The applicant is not filling a void. They are asking to discard a plan that Hutto's own planning process produced and replace it with a single industrial building on 40 acres.

III. The Applicant's Documents Contain a Material Internal Inconsistency

I draw the Commission's attention to a discrepancy that staff identified in the Item 6.5 report and that warrants emphasis. The applicant has submitted three documents that state three different rear yard setback figures for the same property line:

- The PUD Development Plan states a 400' rear yard setback.
- The concept plan submitted with the application shows only 100' of landscape buffer.
- The HOA presentation references a 316' rear yard setback.

Staff noted: "the applicant has not provided staff with an approximation of the building footprint or height." The Commission is being asked to approve a PUD for a building whose dimensions have not been disclosed. This inconsistency is not a paperwork error. The rear yard setback is the single most important protection for the residential neighbors to the east. Presenting three different numbers to three different audiences - the city, the HOA, and the planning documents - undermines the credibility of every representation the applicant has made.

The PUD also invokes Hutto UDC Section 10.308.13.3, which conditionally allows data centers to reach 120 feet in height, double the stated 60-foot base. Yet the applicant has not confirmed which height applies, nor provided the building footprint needed to calculate what any setback ratio actually means on the ground. The Commission cannot meaningfully evaluate this application without that information.

IV. Staff's Spot Zoning Finding Should Be Taken Seriously

The Item 6.5 staff report states directly that "institution of a light industrial use, remote from any other such use, could be interpreted as spot zoning." The Item 6.4 report similarly notes that the proposed use "contributes to this action affording the opportunity for spot zoning."

Spot zoning is not merely an aesthetic concern. It is a recognized legal vulnerability. Parcels assigned Employment Center designation exist elsewhere in Hutto and would represent appropriate locations for heavy industrial use. Staff noted this explicitly. Approving a Heavy Industrial designation in the middle of a residential and commercial corridor, which is surrounded on all sides by single-family subdivisions and future land uses designated for residential and retail, is precisely the pattern that spot zoning doctrine is designed to prevent.

V. The Applicant's Own Submission Contains a Demonstrably False Claim

The applicant's FLUM amendment submittal, signed by A. Ron Thrower of Thrower Design, states under criterion 6: "The nearby residences are aware of the intended use for the property and largely support the change."

The official record before this Commission contains 35 written objections and one comment in favor. The claim that nearby residents "largely support" this application is not supported by the evidence. The Commission should weigh this misrepresentation when evaluating the credibility of the applicant's other representations.

VI. The 70 MW Power Demand Is Not a City-Neutral Issue

The applicant's PUD states the data center will require approximately 70 megawatts of power and asserts that "Oncor - not the city - is responsible for securing electricity and verifying that serving the project will not impact existing residential customers." Staff included this statement in the Item 6.5 report without endorsing it.

This framing attempts to remove a significant public concern from the Commission's consideration. But the Commission's obligation is to evaluate the totality of impacts on Hutto residents, not only those impacts the applicant concedes are relevant. A 70 MW load is roughly equivalent to the electricity demand of 50,000 to 70,000 average Texas homes. The U.S. Energy Information Administration has warned that data center load growth in ERCOT could increase wholesale electricity prices by up to 79% by 2027. The Texas Legislature enacted Senate Bill 6 in 2025 specifically because data centers were not bearing their fair share of transmission and distribution costs, which were being shifted to residential ratepayers. "Oncor is responsible" is not an answer to this concern. It is a deflection.

VII. The Noise Issue Has No Adequate Mitigation in This Application

The PUD proposes a 100-foot landscape buffer, an 8-foot screen wall, and

mechanical equipment screening from public rights-of-way and single-family residential. These are visual mitigations. None of them are acoustic mitigations. The screen wall will block sight lines to the mechanical yard; it will not meaningfully reduce the continuous noise generated by industrial HVAC systems and backup generators operating 24 hours a day.

Published acoustic research documents that data centers produce 50 to 80 decibels at residential property lines - equivalent to heavy traffic - without cessation. The World Health Organization recommends outdoor noise below 45 decibels to avoid sleep disturbance. The application contains no independent noise study, no binding decibel limits measured at residential property lines, and no requirement for any acoustic engineering review before construction. The Commission should not approve a 24-hour industrial operation adjacent to residential neighborhoods without those protections in place.

VIII. Requests

I respectfully request that the Commission:

1. Deny Item 6.4, the FLUM reclassification from Multi-Family to Heavy Industrial, consistent with the staff recommendation. The proposed designation is incongruent with existing and planned surrounding uses, conflicts with SOAR 2040 on multiple criteria, and creates spot zoning risk.

2. Deny Item 6.5, the PUD revision, consistent with the staff recommendation. The existing Bell Yard entitlement better serves Hutto’s long-term community goals, and the applicant’s documents contain material inconsistencies that have not been resolved.

3. If the Commission determines it is appropriate to advance either item, require at minimum: (a) complete disclosure of building footprint and height before any vote; (b) reconciliation of the rear setback discrepancy across all submitted documents; (c) an independent third-party acoustic impact study measured at residential property lines before any permits issue; (d) binding noise limits of no more than 45 dB(A) at the nearest residential property line at any hour; and (e) prohibition on diesel generator testing between 9:00 PM and 7:00 AM.

This Commission exists to ensure that Hutto’s growth serves its residents. The staff analysis has done its job clearly and carefully. I ask you to do yours.

Respectfully submitted,

Christine Benson
701 Gray Fox Loop, Hutto, TX 78634
850-376-3358
cmbenson88@gmail.com

Yvette Glover

From: Brittany Bray <brittanygwynbray@gmail.com>
Sent: Tuesday, April 7, 2026 4:21 PM
To: Planning
Subject: No to Data Center

Some people who received this message don't often get email from brittanygwynbray@gmail.com. Learn why this is important

I will not be at the meeting tonight but I wanted to voice my opinion as a citizen of Hutto-- NO to the data center in Hutto!

Brittany Bray

Yvette Glover

From: Katie Brouwer <katbrouwer@icloud.com>
Sent: Tuesday, April 7, 2026 11:22 AM
To: Planning
Subject: Hutto Data Center- P&Z Commission Meeting 4/7/26

Some people who received this message don't often get email from katbrouwer@icloud.com. Learn why this is important

Hello,

I am writing regarding the proposed data center planned approximately 200 feet from my home at 323 Hyltin Street. The impacts of a data center at this close of a distance would seriously impact the quality of life of my family and neighbors, and I have formally outlined my objections below.

1). Residents have been told the project will be “within limits,” yet no specific data has been provided on projected noise levels, generator runtime, or lighting impact at nearby homes. Without measurable or site-specific information, there is a lack of transparency that prevents us from fully understanding what is being approved. In our Zoom meeting with the developers, it was clear that accurate sound testing "could not" occur until after the zoning is approved - which is very convenient for the people who stand to make money on this project.

2).According to the U.S. Environmental Protection Agency and the World Health Organization, emissions from diesel generators, including particulate matter and nitrogen oxides, are known to worsen asthma and other respiratory conditions. At 200 feet, even intermittent or monthly exposure is significant for vulnerable populations, particularly during outages when generator runtime may be extended (for an unknown period of time). As a person with a chronic lung condition, for me this is primary.

3). If there is an outage, no clarification was given about round-the-clock sound level due to the generators running continuously. We know there will be outages, particularly during winter months, so this is not a theoretical concern. It was dismissed with, "Well, it's only monthly that they run;" however, that would not be true in an outage.

4). I am greatly concerned about 24-hour lights, which would not be hidden by their proposed wall. My backyard, living room, and bedroom would be lit up at night. There is no way for them to mitigate the effects of this; even if it is downward facing, light will enter our homes at night.

5). It will make our homes (within 200 feet of the data center) warmer, which could become a significant and burdensome expense in the summer time.

6). The vibration, constant hum, and sound (the level of which we have not been assured of with measurable data) has been a known and studied problem as more and more data centers are being built. There are consistent and reliable reports of this becoming highly distressing for affected residents.

7). The developers could provide no data regarding how it would affect the property values of our homes.

8). Use of city water is still necessary within a closed-loop system, and our water is already expensive.

It is also worth noting that there is a financial motivation to this project that disregards all health and quality of life concerns to the residents impacted, myself included. I will be closely following how council members vote on this project and will vote according to how this decision is handled.

I also have some questions:

What is our recourse if the city approves rezoning, but the developers don't hold to their original agreements regarding noise level, construction, and other details?

What if the noise level meets city requirements technically, but is disturbing to residents? What recourse is there?

What is the maximum continuous runtime of generators during a power outage scenario?

How many generators would there be, and what is their EPA emissions tier rating?

Just because it is a closed-looped system does not mean it won't use our water - it still will. How much is projected annually?

Thank you for your consideration.

Regards,
Katie Brown
512.417.7262

Yvette Glover

From: Eric Brugnone <elbrugnone@gmail.com>
Sent: Tuesday, April 7, 2026 10:36 AM
To: Planning
Subject: 450 Ed Schmidt Boulevard

Some people who received this message don't often get email from elbrugnone@gmail.com. Learn why this is important
I hereby submit my dissent on converting 450 Ed Schmidt Boulevard from Residential to Data Center. We do not not a data center at that location. Traffic on Ed Schmidt is already awful. There is also a large transformer station near that location already and this will just help bring property values down farther. It also puts the data center within a few blocks from two schools and could cause unnecessary noise and potentially toxins. This location is also not ideal because it already has high voltage lines running on the property and natural gas pipes underneath. The extra weight an industrial building will put on the ground can't be good for those pipes. So while I don't necessarily mind a data center (if it is environmentally friendly) I think you should vote no on it being in this particular location.

Eric Brugnone
813-401-2756
226 Adriana Ln, Hutto, TX 78634

Yvette Glover

From: Catelyn Brugnone <catelyn.brugnone@gmail.com>
Sent: Tuesday, April 7, 2026 10:50 AM
To: Planning
Subject: The plans of the new data center

Some people who received this message don't often get email from catelyn.brugnone@gmail.com. Learn why this is important

Dear city of Hutto,

We do NOT need a data center in town. The location of the plans or half a mile from on elementary school, this plot of land would be more useful as a library or a rec center.

Thank you for you consideration,
Catelyn Brugnone

Yvette Glover

From: david caballero <caballero.david@ymail.com>
Sent: Friday, April 3, 2026 5:36 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development (PUD) - Comments - Strongly Against

Some people who received this message don't often get email from caballero.david@ymail.com. Learn why this is important

Case Name : Zydeco Hutto Data Center Planned Unit Development (PUD) - 450 Ed Schmidt BLVD
Public Hearing Date - April 7th / May 7th
Name: David Caballero
Address: 717 gray Fox Loop, Hutto, 78634

I am **Strongly Against** this data center location.
This location sits in the middle of large residential neighborhoods. This will not only impact home values with such a large eye sore on a primary street, but the environmental impacts to the surrounding homes is not worth whatever tax breaks the city is getting.

-David Caballero

Yvette Glover

From: Deborah Cavanaugh <dkcav59@gmail.com>
Sent: Tuesday, March 31, 2026 3:03 PM
To: Planning
Subject: ZYDECO HUTTO DATA CENTER PUD

Some people who received this message don't often get email from dkcav59@gmail.com. Learn why this is important
HEARING DATE:/ 5./72026 @ 7pm @ 500 W Live Oak-Hutto City Hall

Concerning the property formerly known as Upper Schmidt's Creek and the Zydeco Hutto Data Center PUD being offered on that land:
I Deborah K Cavanaugh a resident of Hutto at Creek Hollow Drive do STRONGLEY OBJECT to this Data Center going into our city, no matter where it is located!

Yvette Glover

From: Jack Crawford <captianjack1701@gmail.com>
Sent: Monday, April 6, 2026 8:14 PM
To: Planning
Subject: Developers proposal data center

Some people who received this message don't often get email from captianjack1701@gmail.com. Learn why this is important

Good evening,

As a resident of hutto since 2004. I never expected for Hutto to turn into what it has today. Considering this data center proposal is going to far.

Instead of seeing dollar signs have you given any consideration to what it could do to Hutto residents? The potential health risk, the waste, possibly of chemical leakage, and the air pollution is enough to vote no.

Not even mentioning what it would do to our water supply and power grid. We can't even water our yards in the summer without some kind of restrictions.

That would leave Hutto residents unable to afford electricity, clean drinking water, and health issues. Home values would start falling. Eventually Hutto would become another hazardous wasteland.

I would rather leave Hutto and let my home be foreclosed on before facing any financial hardship or potential harm to my family. I can guarantee you no one will buy here and many will leave if you allow this facility.

I pray you vote no on this matter.

Regards,
Jack Crawford

Yvette Glover

From: Madison M Crouch <madhairtx@gmail.com>
Sent: Monday, April 6, 2026 11:36 PM
To: Planning
Subject: Opposition to Rezoning at 450 Ed Schmidt Rd for Data Center

Some people who received this message don't often get email from madhairtx@gmail.com. Learn why this is important

Dear City Council,

I'm writing as a Hutto resident to express concern about the proposed rezoning off Ed Schmidt Road for a data center.

Our region is already accommodating this type of development, including a recently approved data center in Taylor. Given that proximity, it seems unnecessary for Hutto to take on additional strain, especially when the impacts on water usage and infrastructure are significant.

Hutto is growing quickly, and many residents are already concerned about water reliability and long-term sustainability. Data centers are resource-intensive while offering relatively few permanent jobs. This makes them a less beneficial use of valuable land compared to developments that provide housing, support local businesses, and contribute to a more connected and livable community.

I urge the City to consider whether this rezoning truly reflects the best long-term interests of Hutto residents.

Thank you for your time and consideration.

Sincerely,

Madison M. Crouch

Hutto Resident

Yvette Glover

From: Madison Detiveaux <madison@therobinsonsonline.com>
Sent: Saturday, April 4, 2026 7:45 PM
To: Planning
Subject: PUD Response- Zydeco Hutto 4/7/26

Some people who received this message don't often get email from madison@therobinsonsonline.com. Learn why this is important

Hello,

My husband, Shawn Detiveaux, and I , Madison Detiveaux, live on 923 Emory Stable Dr, Hutto, TX 78634. We received the notice for Zydeco Hutto Data center planned unit development (PUD) with a planning and zoning commission meeting on 4/7/26 and a city council meeting on 5/7/26. We strongly object this plan.
Can you please respond to this email, so that I know that our responses have been received and recorded? Thank you for your time.

-Madison Detiveaux
Madison@therobinsonsonline.com

Yvette Glover

From: Jonathan Dobyns <jonathandobyns@gmail.com>
Sent: Tuesday, April 7, 2026 4:22 PM
To: Planning; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner
Subject: Concerns regarding the Zydeco Data Center

Some people who received this message don't often get email from jonathandobyns@gmail.com. Learn why this is important

Hello, I am a resident of the city of Hutto, specifically living in the neighborhood of Hutto Town Square, very close to the proposed location for the new Zydeco Data Center. I have reviewed the presentation given from Zydeco regarding the data center, and I still have reservations regarding it.

On principle alone, I am inclined to not wish to take up valuable community-adjacent residential/commercial space with a data center. While I am not a city planner, that space seems like it could be better used to service the surrounding community. I cannot tell you how many people I have spoken to locally that wish we had a more centrally located grocery store, or a more walkable Hutto - with additional third spaces for events driven by the community itself. I do not see how positioning a data center in the middle of Hutto's family life helps us foster the city as a good environment for families.

As for the specifics of the proposal, I have concerns regarding the location itself. It will be remarkably close to the Hutto Middle School and the Limmer Loop / Ed Schmidt intersection, an area that already gets pretty significant traffic during school times. Additionally, despite Zydeco's assurances that noise pollution will be minimal, it is sandwiched *right* between two sets of neighborhoods and is a metaphorical stone's throw away from the school itself. As far as positives on their proposal, confirmation of a closed loop water system is a plus.

Zydeco describes its use case as a "low traffic, infrastructure based use" case. While that is an attempt to downplay impacts to traffic, it also indicates that the data center itself will likely not drive additional jobs in the area (which they further clarify later in the proposal). It is framed as a benefit compared to their previous residential plan, but is it really beneficial? That just means that we are trading off residential/commercial space in the heart of our community for a piece of infrastructure that is not directly providing at-home opportunities for the people that live here. That means we are sacrificing aesthetic, peace of noise, and future community-centric real estate opportunities in the heart of our city for benefits that are unlikely to resonate with the people of Hutto.

Zydeco makes a solid set of points indicating that the Oncor easements limit the use cases for development in that area, but I would argue that much of their proposal is centered around why the data center would be a "good low-impact neighbor" to Hutto. Unfortunately, I don't see how that benefits Hutto's populace. At least with residential planning, we support Hutto's long term growth and housing needs, despite the challenges that such an approach provides.

That is my primary concern - most of Zydeco's presentation is centered around how it will minimize the natural disruption a data center *can* cause to a city like Hutto. That is good and appropriate for them to consider and implement. But it ultimate begs the question - if so much of its gameplan is damage control, how is it making Hutto a better city for the people that live here?

Honestly, it doesn't sound like it is. I think Hutto can be better than a just landing zone for hardware in buildings.

--
Thanks,
Jonathan Dobyns

(936) 648-4231

Yvette Glover

From: Stacy Doucet <stacydoucet@outlook.com>
Sent: Monday, April 6, 2026 8:51 PM
To: Planning
Subject: Hutto Data Center Proposal

Some people who received this message don't often get email from stacydoucet@outlook.com. Learn why this is important

Good evening,

I am writing to express my opposition to the proposed rezoning of land from residential use to allow for the development of a data center in the City of Hutto. Unfortunately, I am unable to attend the upcoming meetings on 4/7 and 5/7 to voice my opinion.

While I understand the importance of economic development and technological infrastructure, I have significant concerns about the impact this rezoning would have on the surrounding community. Residential areas are designed to provide a safe, quiet, and stable environment for families. Introducing a data center into or near these neighborhoods could dramatically reshape the community's character.

Data centers often bring increased noise from equipment and cooling systems, higher energy and water usage, and potential strain on local infrastructure.

I respectfully urge the City of Hutto to carefully consider the long-term consequences of this decision and to prioritize the interests and well-being of its residents. Preserving residential zoning helps maintain the integrity, safety, and livability of our community.

Thank you for your time and consideration.

Stacy

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Gregory Eller

Address: 237 Hyltin Street

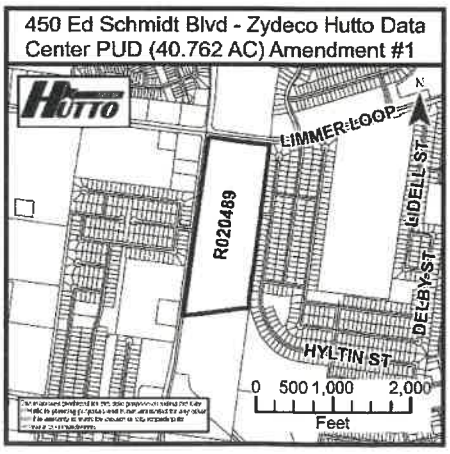
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

Noise pollution
air pollution
Light pollution
House devaluation

SITE LOCATION MAP



Yvette Glover

From: James & Cheri Fox <jandcfox@gmail.com>
Sent: Tuesday, April 7, 2026 10:57 AM
To: Planning
Subject: Data Center

Some people who received this message don't often get email from jandcfox@gmail.com. Learn why this is important

We do not want another Data Center in Hutto! The amount of water and electricity required to run one is not sustainable given that we are in constant water restrictions as it is. As a homeowner in Hutto I do want responsible growth that makes our city thrive. A Data Center is just a large building that does not support the local residents and takes away valuable resources.

Please vote NO on the new Data Center.

Thank you,

--
Cheri Fox

Yvette Glover

From: Janice Francis <janicek98@icloud.com>
Sent: Tuesday, April 7, 2026 9:24 AM
To: Planning
Subject: Data center

[Some people who received this message don't often get email from janicek98@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I own 3 pieces of property in downtown Hutto and lived there for almost 30 years, there’s been enough damage to Hutto NO!!!!!!! To data center

Janice Francis

Yvette Glover

From: Jennifer Freeman <jen.d.freeman@gmail.com>
Sent: Tuesday, April 7, 2026 3:52 PM
To: Planning
Subject: No data centers in neighborhoods

Some people who received this message don't often get email from jen.d.freeman@gmail.com. Learn why this is important

Days centers do not belong sandwiches between residential neighborhoods. Please do not approve zoning changes and allow this to happen!

Vote no on this change. Put the data center elsewhere, not in residential areas. This is so wrong!!

Yvette Glover

From: Danielle Froehlich <nellifro@gmail.com>
Sent: Friday, April 3, 2026 9:06 AM
To: Planning
Subject: April 7th 2026 rezoning

Some people who received this message don't often get email from nellifro@gmail.com. Learn why this is important

Hello
I object to rezoning to Zydeco Hutto Data Center on 450 Ed Schmidt. Hearing date april 7th 2026.

No data centers in neighborhoods. This will affect the desire for future buyers in this area impacting those who own. Place this elsewhere not close to single family homes. My house does look directly out at this site. Nobody in Hutto wants this. Do what is right.

Thank you,
Danielle Froehlich
1003 Gray Fox Cv, Hutto, TX 78634

Yvette Glover

From: Cheney Donohoe <cheneyd27@yahoo.com>
Sent: Tuesday, April 7, 2026 8:24 AM
To: Planning
Subject: Zydeco DC-objection

[Some people who received this message don't often get email from cheneyd27@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello, I'm writing to express my objection to the zoning change for the proposed Data Center to be located at the SE corner of Ed Schmidt & Limmer Loop.
I live in the Emory Farms neighborhood to the west of the proposed site.
I'm sure you've received multiple communications on this matter so I will attempt to keep my reasons brief:
1) Industrial next to residential is poor planning-as evidenced by the multitude of issues with Emory Farms & the adjacent Innovation Business Park
2) this use does not align with the FLUM-which was developed with staff and consultant expertise to ensure effective city planning for Hutto; there are other areas of the city that are not only more appropriate, but designated for this type of use.
3) Impacts- I can appreciate the property tax and low infrastructure implications of this use vs the current zoning and previously proposed development, however, this industrial use does not align with the FLUM, which has been leveraged to influence how the City plans its infrastructure and prioritizes projects. The mixed use designation is planned for with the planned improvements to both Ed Schmidt & Limmer Loop, which will likely still be required due to the additional residential and commercial developments still to come along both of those corridors. It's also highly likely that similar mixed use development will occur somewhere else in the City if not here anyway so the infrastructure impacts would just be displaced not completely forgone.
4) What you see is not always what you get-in my research I have found conflicting information from various sources so I'm not confident that what is being shared thus far is an accurate representation of what we would actually get. Some examples include the site plan vs the setbacks being touted by supporters of this development; the "single story building" that's been presented which looks more like an office building, while the developer has provided renderings of the proposed development, my understanding is that the details included in the PUD allow for a very different development that is much taller and doesn't require the building finishes that are featured in the developer's renderings. This is concerning for a variety of reasons. I urge you to also review and discuss the actual development details being put into the PUD for a more accurate representation of what this development is likely to be, a 60-foot tilt wall building with a row of large diesel generators along the back closest to the neighborhood.
5) Property values-while the development may not significantly impact the assessed taxable value of the adjacent residential properties, it will absolutely affect the market value. When those residents go to sell their homes, they will likely have to sell below market due to the industrial neighbor. I have witnessed this first-hand in Emory Farms, the homes located adjacent to the Oncor substation and Innovation industrial park list and sell below market every time. Just as having desirable uses and amenities located in close proximity would have the opposite effect.
6) Restrictions for other development-yes, the power lines provide an additional consideration or even challenge to the planned mixed use development, however, I have seen multiple site-plans that were able to produce a successful layout for mixed-use development so I feel confident that the right developer will be able to maximize the available property. Leveraging this argument to support the data center feels like a cop-out and there is evidence to the contrary.

Please look out for your neighbors and the future of this community and do not support this data center development.

Thank you,
Cheney Gamboa
427 Farm Creek Dr.

Sent from my iPhone

Yvette Glover

From: Brandy Gates <alanagates@yahoo.com>
Sent: Tuesday, April 7, 2026 8:56 AM
To: Planning
Subject: Opposition to Proposed Data Center in Residential Area

Some people who received this message don't often get email from alanagates@yahoo.com. Learn why this is important

Dear Hutto Council Members / Planning Commission / Zoning Board / Project Review Team,

I am writing to formally express my opposition to the proposed data center planned for development within a residentially zoned area.

While I understand the importance of technological infrastructure and economic growth, locating a large-scale data center in close proximity to established homes raises significant concerns that warrant careful consideration.

First, data centers are industrial-scale facilities that introduce continuous noise from cooling systems and backup generators, increased truck traffic, and heightened utility demands. These impacts are incompatible with the reasonable expectations of residents in a neighborhood designed for housing, quiet enjoyment, and safety.

Second, the project raises infrastructure and environmental concerns. Data centers require substantial electricity and water resources and often rely on diesel generators for redundancy. These factors can strain local infrastructure, increase emissions, and compromise environmental and public health standards in an area not planned for industrial use.

Third, this development sets a troubling land-use precedent. Allowing an industrial facility in a residential area undermines zoning protections that homeowners rely on to preserve property values, neighborhood character, and long-term community planning goals.

Finally, residents deserve transparency and meaningful engagement in decisions that materially affect their living environment. To date, many community members feel their concerns have not been adequately addressed or mitigated.

For these reasons, I strongly urge you to reconsider approval of this project at its current location and to explore alternative sites zoned for industrial or commercial use where such facilities are more appropriate.

Thank you for your time and for your consideration of the residents who will be directly impacted by this decision.

Respectfully,

Brandy Berkoz
Hutto/Round Rock Resident

Yvette Glover

From: Stephanie Gonzalez <stephaniemg431@gmail.com>
Sent: Monday, April 6, 2026 9:35 PM
To: Planning
Subject: I OBJECT THE DATA CENTER

Some people who received this message don't often get email from stephaniemg431@gmail.com. Learn why this is important

To whom it may concern, as a fellow resident of Hutto TX I absolutely refuse and DECLINE for the data center to be built. I cannot stress this enough - how bad of an idea this will be. Do NOT pass this proposal. you do not have my vote!

Sincerely,
a concerned citizen of Hutto

Yvette Glover

From: Jedi Hammond <jedi@jhgwoodcraft.com>
Sent: Monday, April 6, 2026 8:05 PM
To: Planning
Subject: Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment

Some people who received this message don't often get email from jedi@jhgwoodcraft.com. Learn why this is important
Hello, my name is Jedidiah Hammond, I live at 410 farm Creek drive, Hutto Texas 78634.

In regards to: Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment
Meeting: Tuesday, April 7, 2026
Department: Development Services

And I wanted to let you know that I am not in favor of the data center going in or the rezoning for that purpose at all.

Thank you

Jedi Hammond
Https://JHGWoodCraft.com
737.808.1452

Yvette Glover

From: Josh Hutchins <joshuadhutchins@gmail.com>
Sent: Friday, April 3, 2026 11:41 AM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from joshuadhutchins@gmail.com. Learn why this is important

I'm writing to ensure my family's obiection to this project is counted in the vote. The hearing will be held on April 7, 2026 (Planning and Zoning Commission) and May 7, 2026. My name is Josh Hutchins and I reside at 605 Open Range Drive, Hutto, TX 78634. I am also emailing in place of my wife Cathy, who is working at the moment and will be out of town on both hearing dates. We again strongly OBJECT to this project and want to ensure our votes are counted.

While I love Hutto and the people that make all the small businesses and neighborhoods in this town great, I am highly, deeply disappointed in the conduct and philosophy of our elected officials. Since the time that we moved here in 2018, we have seen decision after decision made with political expedience and short term planning on mind, while the infrastructure of Hutto remains stagnant and the zoning is handled in a sloppy manner that seems to have no thought or care for the residents that have to live in the nearby neighborhoods. Data centers have time and again brought high levels of noise and increased water prices, despite developer promises to the contrary, and will certainly have a negative impact on property values in the surrounding neighborhoods (including ours).

If this development is not moved or declined, it will send a clear signal to the citizens of Hutto that our quality of life is not as valued or considered as that of developers and politicians.

Thank you for your time and consideration.

Josh Hutchins

Yvette Glover

From: Valerie Juarez <valerie.m.juarez@gmail.com>
Sent: Tuesday, April 7, 2026 4:08 PM
To: Planning
Subject: Object to re-zoning for Zydeco Hutto Data Center PUD

Some people who received this message don't often get email from valerie.m.juarez@gmail.com. Learn why this is important

Valerie Juarez
304 Hyltin St
Hutto, TX
409-673-6588
valerie.m.juarez@gmail.com

Hello,

I want to register my strong objection to a data center on Ed Schmidt. Blvd. As a 10 year resident, I think something that encourages economic activity should be built there, if anything. I think a data center center so close to the city diminishes its character, as well.

I join with many of my neighbors asking you to say no to this measure.

- Valerie Juarez

Yvette Glover

From: Jenn Klos <jennklos@gmail.com>
Sent: Tuesday, April 7, 2026 12:43 PM
To: Planning
Subject: Against the data center

[Some people who received this message don't often get email from jennklos@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

My vote would be against the data center.

For those who have concerns about the zoning meeting TODAY for the proposed data center: the meeting is TODAY at 7pm at city hall. If you can’t make it but want to be heard please email planning@huttotx.gov Your voice and opinion matter!

Yvette Glover

From: Vanessa V. Law <vanessav9181@gmail.com>
Sent: Tuesday, April 7, 2026 9:12 AM
To: Planning
Subject: Concerns: Proposed Data Center

Some people who received this message don't often get email from vanessav9181@gmail.com. Learn why this is important

To whom it may concern,

As a Hutto resident, I have seen the conversations around a proposed data center. Frankly, I had to share my belief that there is not enough good coming out of this proposal. Research has shown what a resource drain a data center can be on communities and how detrimental a data center is environmentally.

Key cons against:
- increases in already expensive utility rates
- resource consumption
- devaluation of surrounding homes
- climate concerns

This is not the time to fall into this trap.
Hutto deserves better.

https://www.lincolninst.edu/publications/land-lines-magazine/articles/land-water-impacts-data-centers/
https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf
https://news.cornell.edu/stories/2025/11/roadmap-shows-environmental-impact-ai-data-center-boom
https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/

Regards,

Vanessa Law

Yvette Glover

From: Judy Long <jatrl4@gmail.com>
Sent: Thursday, April 2, 2026 2:53 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development (PUD)

Some people who received this message don't often get email from jatrl4@gmail.com. Learn why this is important

I oppose the development of the Hutto Date Center at 450 Ed Schmitt Blvd. This is not a good development for Hutto. We do not have the resources to support this.

--
Judy Long

Yvette Glover

From: katherinne L. <lunakatherinne@gmail.com>
Sent: Tuesday, April 7, 2026 12:50 PM
To: Planning
Subject: Zoning meeting

Some people who received this message don't often get email from lunakatherinne@gmail.com. Learn why this is important

Good afternoon.

I will be trying to make it to the meeting today. However, my job hours might change and get in the way. I reside at 745 carol drive, Hutto, Texas.

I am opposed to the Data center.

any other details on my personal information I will be glad to provide.

Katherinne Love
745 Carol Dr.
Hutto, Texas 78634

--

Learning is more than the acquisition of the ability to think; it is the acquisition of many specialized abilities for thinking about a variety of things

Lev Vygotsky

Yvette Glover

From: jennifer lynne <jennlynne416@yahoo.com>
Sent: Tuesday, April 7, 2026 3:53 PM
To: Planning
Subject: data center

Some people who received this message don't often get email from jennlynne416@yahoo.com. Learn why this is important

Hello,
My name is Jennifer Heeb and I have lived on Mallard Cove in Hutto since 2009. I have seen Hutto go through many changes over the years but having a data center right smack in town is something I pray does not happen. . Many Hutto residents agree.
Please do not allow this to go through.

Thank you for your time.

Yvette Glover

From: Heather Magana <heathermagana@gmail.com>
Sent: Monday, April 6, 2026 1:12 PM
To: Planning
Subject: NO to the Data Center

Some people who received this message don't often get email from heathermagana@gmail.com. Learn why this is important

Vote no to rezone the land in question from residential to data center.

Listen to your citizens.

Respectfully,
heather magana
Hutto resident for 24+ years

Yvette Glover

From: Sandra Mahlmann <mahlmanns@yahoo.com>
Sent: Sunday, April 5, 2026 4:55 PM
To: Planning
Subject: Upper Schmidts Creek PUD

Some people who received this message don't often get email from mahlmanns@yahoo.com. Learn why this is important

Meeting April 7th,
Sandra Mahlmann
311 Hyltin St.

I am in FAVOR

Thank you

Yahoo Mail: Search, Organize, Conquer

Yvette Glover

From: Juan Maldonado <juan.maldonado.jmjr@gmail.com>
Sent: Tuesday, April 7, 2026 6:52 AM
To: Planning
Subject: Zydeco Hutto Data Center PUD

[Some people who received this message don't often get email from juan.maldonado.jmjr@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Zydeco Hutto Data Center PUD
Planning & Zoning Commission HearingDate: 4/7/26 Juan Maldonado
402 Hyltin St
Hutto TX 78634

To whom it may concern:

Please let this email serve as a notice that I object the rezoning of Schmidt’s Creek PUD.

Juan Maldonado
512-736-1688

Yvette Glover

From: Mark Marcos <marktmarcos@live.com>
Sent: Tuesday, April 7, 2026 4:58 PM
To: Planning; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner; Hutto Communications
Subject: Opposing the Data center on Ed Schmidt Blvd

[Some people who received this message don't often get email from marktmarcos@live.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern,

My name is Mark Marcos and I'm a resident in Hutto at Hutto Town Square for many years now.

I'm sending you all this email to express my opposition to the new data center plans on Ed Schmidt Blvd. All researches show the extreme negative impact this would have on our community. Please do well by our community and city and reject the data center plans. Instead please consider other beneficial businesses for our community, such as children indoor activities or the much needed grocery store.

Thank for your attention to this matter.

Best regards,
Mark

Yvette Glover

From: Christin Markiewicz <christin.terech@gmail.com>
Sent: Sunday, April 5, 2026 8:32 PM
To: Planning
Cc: Mike Markiewicz
Subject: Objection Zydeco Data Center Rezoning

[Some people who received this message don't often get email from christin.terech@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing to formally oppose and object to the proposed rezoning for the Zydeco Hutto Data Center Development at 450 Ed Schmidt Boulevard.
The health and environmental impacts of this proposed development extend far beyond the residents located within 200 feet of the site, as stated in the notice. That position is inaccurate and unsupported. The potential effects of a data center of this scale have been studied in other communities for years and may include air pollution, noise pollution, light pollution, and water-related concerns, including risks associated with chemicals used in cooling systems.
The surrounding area includes hundreds of homes within a one-mile radius, as well as a middle school and an elementary school. Placing a data center in this location could negatively affect nearby residents, students, and families through environmental disruption, health concerns, and declining property values.
This site is an extremely poor choice for a data center and reflects a troubling disregard for the health, safety, and welfare of the taxpaying citizens of Hutto, especially those who live and work within approximately 2,500 feet of the facility.
Other than potential revenue for the city, this proposal offers little meaningful benefit to the surrounding community. There are many alternative uses for this property that could provide a positive impact for both residents and the city as a whole. There are also other locations within Hutto that would be more appropriate for a data center and would not place nearby families at unnecessary risk.
For these reasons, I strongly urge the City Council to deny the proposed rezoning for the Zydeco Hutto Data Center Development at 450 Ed Schmidt Boulevard.

Michael and Christin Markiewicz
700 N Emory Cove
Hutto, Tx 78734

Yvette Glover

From: Matthew Martin <martin.matthew.david@gmail.com>
Sent: Tuesday, April 7, 2026 10:52 AM
To: Planning
Subject: Re: Matthew Martin (228 Hyltin Street): Comments for 04/07/26 Public Hearing
Attachments: Matthew Martin (228 Hyltin) - Zydeco 04-07-26.pdf

Some people who received this message don't often get email from martin.matthew.david@gmail.com. Learn why this is important

Hello Again,

I saw that in order for my comments to count, I would need to include the following:

Matthew Martin
228 Hyltin St, Hutto, TX 78634
619-495-6801
martin.matthew.david@gmail.com

Please see PDF attached for my comments.

Thank you kindly,

On Sat, Apr 4, 2026 at 8:53 PM Matthew Martin <martin.matthew.david@gmail.com> wrote:

> Good Evening Planning and Zoning Commission,
>
> I hope all is well. This is Matthew Martin (228 Hyltin Street).
>
> I plan on attending the 04/07/26 public hearing (regarding the PUD amendment request for "Zydeco Hutto Data Center Planned Unit Development"), and wanted to forward you an electronic version of the comments I plan on presenting.
>
> This being the first time going to a public hearing, is there anything specific I should know regarding signing up/procedures? I plan on arriving at 6:30PM.
>
> Thank you for the opportunity,
> Matthew Martin

Yvette Glover

From: Matthew Martin <martin.matthew.david@gmail.com>
Sent: Saturday, April 4, 2026 8:53 PM
To: Planning
Subject: Matthew Martin (228 Hyltin Street): Comments for 04/07/26 Public Hearing
Attachments: Matthew Martin (228 Hyltin) - Zydeco 04-07-26.pdf

Some people who received this message don't often get email from martin.matthew.david@gmail.com. Learn why this is important

Good Evening Planning and Zoning Commission,

I hope all is well. This is Matthew Martin (228 Hyltin Street).

I plan on attending the 04/07/26 public hearing (regarding the PUD amendment request for "Zydeco Hutto Data Center Planned Unit Development"), and wanted to forward you an electronic version of the comments I plan on presenting.

This being the first time going to a public hearing, is there anything specific I should know regarding signing up/procedures? I plan on arriving at 6:30PM.

Thank you for the opportunity,
Matthew Martin

Matthew Martin
228 Hyltin Street
Hutto, TX 78634

Good Evening All, pleased to meet you. My name is Matthew Martin, you may have seen me on the HOA Team's Meeting call with Zydeco last week.

My primary concern is in regards to sound levels, particularly as current Hutto Ordinances do not speak to C-Weighted decibel limits (which cover the low drum vibrations of Data Centers).

Zydeco brought up a good point during this meeting, in that I did not have a proposal for what the limit SHOULD be. Thus, I conducted some research on how other city ordinances handle this issue.

I found the language in Buda's ordinance to be quite agreeable, as noted:

> "For any sound source regulated by this article, the C-weighted sound level (dBC) shall not exceed the A-weighted sound level (dBA) when measured at the real property line of the property from which the sound is generated."

In terms of the quantitative limit, I did note that Zydeco's presentation (slide 19) had the following language:

> "For reference sound levels at the property boundary are expected to be below approximately 40 dB(A), which is comparable to a quiet residential environment."

My suggestion would thus be that the sound limit at the property boundary be under BOTH 40 dB(A) and 40 dB(C).

In addition, I would stipulate that the baseline measurement would be in the dead of night 3am and also at an elevation of a 2nd story home, as sound would travel directly to folks second story rooms (not being blocked by fences for example).

I would also include a stipulation for a 3rd party acoustic engineer to perform a Predictive Noise Impact Assessment. Also, stipulation on how ongoing testing would be performed to ensure this data center remains compliant, along with what the penalties and potential shut-down procedures would entail for continued violation.

In addition to my sound concern above, I am seeking clarification on if this upcoming vote "triggers" the vested rights statute of Local Government Code Chapter 245.

Specifically, Sec 245.002(a)(2)

Which in summary provides grandfathering protections for

(2) a plan for development of real property or plat application is filed with a regulatory agency.

My concern here is that the amendment request for the “Planned Unit Development” fits (a)(2) language of “a plan for development.”

As I’m understanding this, any stipulations that you wish to “include in the PUD” would need to be addressed via altering the present amendment request being voted on May 7th. To emphasize, I have concerns that if we vote to approve on May 7th, we would no longer be able to add stipulations to the PUD, instead being beholden to our present insufficient ordinances.

If this is the case, we should deny **this** specific amendment request, adjusting to a more agreeable amendment request before go-forward.

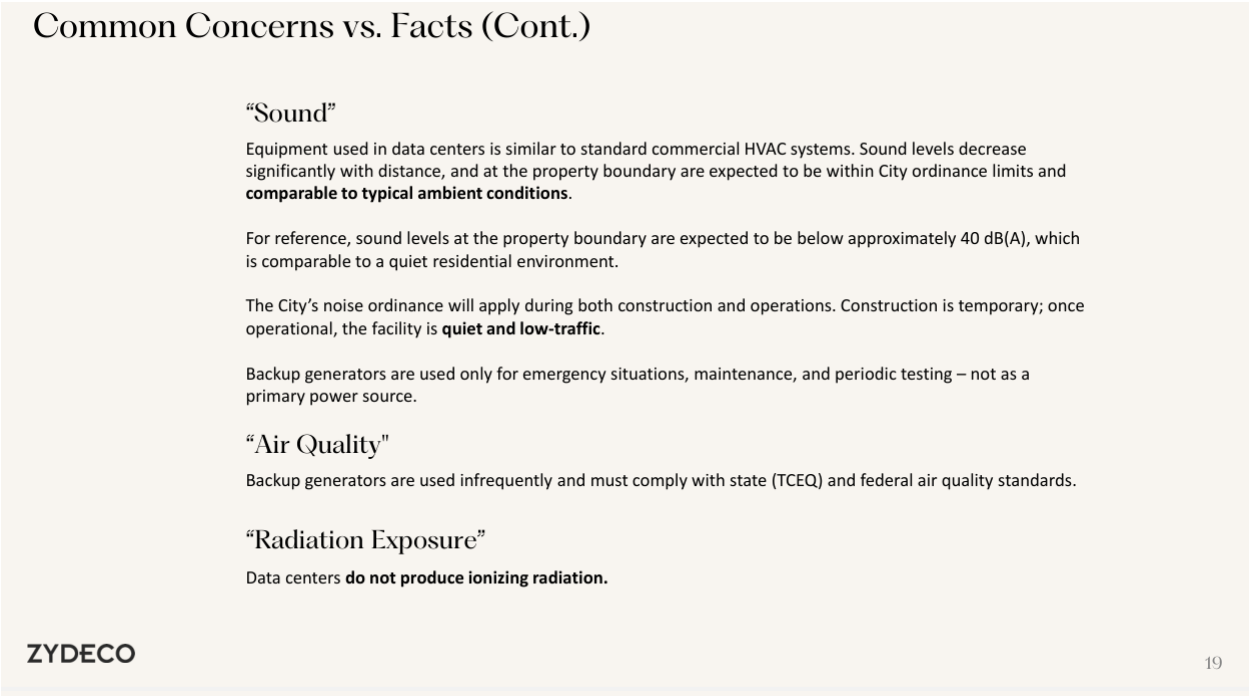
Thank you for your time and consideration.

References:

- Chapter 245

https://statutes.capitol.texas.gov/?tab=1&code=LG&chapter=LG.245&artSec=245.002

- Zydeco Slide 19



- Buda Ordinance § 14.04.003 (c)

https://ecode360.com/49502142

From: Pete Moreno
To: Planning
Cc: Pete Moreno
Subject: Data center Zoning Opposition
Date: Monday, April 6, 2026 5:12:10 PM

Some people who received this message don't often get email from petemorenoiii@outlook.com. Learn why this is important

To the Hutto Planning and Zoning Commission,
As a resident and a person that works in the technical field, with experience in data centers, I have put together a brief opposition for you to consider. From experience, I can tell you that Hutto will regret approving any data centers and its residents will be very angry. Especially those that would be living near the proposed site. Hutto already has water issues and any data center would overwhelm and compound our water issues, along with MANY other problems this would cause. Please read below for true and realistic outcomes and please DO NOT approve any zoning for data centers. Thank you!

Having a data center nearby can bring jobs and infrastructure—but there are definitely trade-offs that cities and residents often feel. Here's a clear breakdown of the main downsides:

1. Massive Energy Consumption

- Data centers use huge amounts of electricity—sometimes as much as a small town.
- This can strain the local power grid and lead to:
  - Higher electricity costs for residents
  - Increased risk of outages if infrastructure isn't upgraded

2. Heavy Water Usage

- Cooling servers requires a lot of water, especially in hot climates like Texas.
- This can:
  - Stress local water supplies
  - Compete with residential or agricultural needs
- In drought-prone areas, this becomes a serious concern.

3. Noise Pollution

- Constant hum from cooling systems and backup generators
- Noise can be noticeable, especially at night or in quieter neighborhoods
- Some residents report it as a persistent low-frequency disturbance

4. Limited Local Job Creation

- Despite their size, data centers are not labor-intensive
- After construction, they employ relatively few people
- This can disappoint communities expecting large job growth

5. Land Use & Aesthetics

- They take up large areas of land but:
  - Don’t generate much foot traffic or community activity
  - Often look like plain industrial warehouses
- Can reduce land available for housing, parks, or retail

6. Infrastructure Strain

- Increased demand on:
  - Roads (during construction phases)
  - Power grid upgrades
  - Fiber and utility networks
- Local governments sometimes subsidize these upgrades with taxpayer money

7. Tax Incentives vs. Community Benefit

- Cities often offer tax breaks to attract companies like Amazon Web Services, Google Cloud, or Microsoft Azure
- This can mean:
  - Less tax revenue than expected
  - Debate over whether the economic benefit is worth the incentives

8. Environmental Impact

- Heat output (localized warming effect)
- Backup diesel generators can contribute to air pollution
- Large carbon footprint depending on energy source

Bottom Line

Data centers are critical for modern life (cloud, AI, streaming, etc.), but for local communities, the downsides often come down to resource consumption vs. local benefit.

The REAL Bottom Line for Hutto

Pros (why the city wants them):

- Massive investment ($ billions)
- Increased tax base
- Puts Hutto on the “tech map”

Cons (what residents feel most):

1. Water usage (biggest concern locally)
2. Power grid strain (very Texas-specific issue)
3. Rapid suburban → industrial shift
4. Not many long-term jobs
5. Environmental + noise concerns

Straight, honest takeaway

For a place like Hutto, data centers are a classic tradeoff:

They’re great for:

- City revenue

- Tech infrastructure

But for residents, the biggest concern is:

"Are we giving up water, power, and quality of life....,for something that doesn't benefit the citizens of Hutto much?

Pete Moreno

Concerned Citizen of Hutto

Get Outlook for iOS

Yvette Glover

From: Roslyn Nelson <roslynnelson2012@gmail.com>
Sent: Tuesday, April 7, 2026 12:09 PM
To: Planning
Subject: No to Data Center

Some people who received this message don't often get email from roslynnelson2012@gmail.com. Learn why this is important

I'm writing to express my concerns as a long-term resident of the city of Hutto. I just had surgery so I cannot attend the meeting this evening but, I moved here in 2018. Though I left for a couple years for work, I returned to find a very different city. Growth is normal and expected but it seems no one is really considering the negative effects these new developments and now this data center could have. Our resources are already under strain. My power goes out over here in Clark's Crossing whenever the wind blows too hard. It's mind boggling that something as resource draining as a data center is even being considered. Consider the following:

Air pollution - Massive generator emissions

Noise pollution - Data centers are not quietly operating in the shadows. There will be noise above nuisance levels that effect the surrounding neighborhoods

Water usage - Our water is already strained and quality is questionable at times considering how often it comes out of the tap in various colors other than clear. I have a 2 person household and the cost is ridiculously high as it is.

Utility strain - This is a given. As mentioned, power is already fragile in our neighborhood. Yet they keep adding demand without solving current instability.

Property values - Another given. The homes in the surrounding communities will have a depreciation in value. No one wants to live with that in their backyard.

I sincerely hope the views of the residents who call this city home are actually being considered in these decisions. So far from what I've seen that doesn't seem to be the case. I used to love living here and that sentiment is rapidly becoming less true.

Sincerely,
Roslyn Nelson
Concerned Resident

Yvette Glover

From: Danielle O'Toole <daniellen1986@gmail.com>
Sent: Tuesday, April 7, 2026 3:31 PM
To: Planning
Subject: Data center

[Some people who received this message don't often get email from daniellen1986@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi there,

I can’t make the meeting tonight because I have small children and my husband works late. I felt it was important enough to send an email. Please don’t approve the data center. Residents do not want this. It brings no value to us. Quite the opposite actually. Depleting resources and space. If you want to enhance Hutto, bring more retail we need. Support local businesses. This is not the move. Taylor just approved a data center and the residents are beyond upset. They’ve formed committees to try and stop it and others from coming. I urge you to vote against this. Set a precedent.

Thanks,
Danielle O'Toole

Yvette Glover

From: James Ray <preach2020@aol.com>
Sent: Monday, April 6, 2026 6:22 PM
To: Planning
Subject: Requesting Minutes to Speak

Some people who received this message don't often get email from preach2020@aol.com. Learn why this is important

Zydeco Hutto Data Center Planned Development (PUD)
April, 7.2026
James D Ray & Kimberly D Carr-Ray
322 Hyltin St. Hutto, TX 78634
Strongly Oppose/Object: the rezoning and requesting time to express my thoughts to the City Council.

Yvette Glover

From: James Ray <preach2020@aol.com>
Sent: Monday, April 6, 2026 6:22 PM
To: Planning
Subject: Requesting Minutes to Speak

Some people who received this message don't often get email from preach2020@aol.com. Learn why this is important

Zydeco Hutto Data Center Planned Development (PUD)
April, 7.2026
James D Ray & Kimberly D Carr-Ray
322 Hyltin St. Hutto, TX 78634
Strongly Oppose/Object: the rezoning and requesting time to express my thoughts to the City Council.

Yvette Glover

From: Stephanie Rodriguez <travelsizephotos@gmail.com>
Sent: Tuesday, April 7, 2026 8:53 AM
To: Planning
Subject: OPPOSITION to Data Center Re-zoning

Some people who received this message don't often get email from travelsizephotos@gmail.com. Learn why this is important

To whom it may concern,
Do not put a data center in the middle of Hutto. This land is not meant for corporations to process credit cards; this space should be for the people of Hutto, not a tool to help companies bolster their profits at our expense.

A data center is a data center, no matter how much Councilmember Peter Gordon tries to "coach" us. His comparison to trucks is incredibly oversimplified and lacks a basic understanding of the impact. A Ford Ranger and an F-350 are still both trucks that take up space and resources, just as any data center, whether it's for Costco or AI, is a massive energy and water guzzler.

The noise that will emanate from this facility will be unbearable. Furthermore, the "promise" of 35 employees is a joke; most data centers require only a handful of people to operate once built. We are being asked to trade a lifetime of eyesores and depleted resources for a few temporary construction jobs.

The people of Hutto do not want this. I live here, and I am telling you: **WE DO NOT WANT THIS**. Do your jobs and represent the citizens of Hutto, not Zydeco Development.

Sincerely,
Stephanie Pluviose
Extremely Concerned Hutto Resident

Yvette Glover

From: Florence Sarlay <bellasarlay@gmail.com>
Sent: Tuesday, April 7, 2026 5:00 PM
To: Planning
Subject: Zoning for Data Center

Some people who received this message don't often get email from bellasarlay@gmail.com. Learn why this is important
Good afternoon,

Isabella Sarlay here. I'm a stylist that works in the heart of Hutto, and I am NOT in agreement with the proposed Data Center.

Reasons being:
- Very few new job opportunities, only estimated to employ 15-30 people.
- Power demand straining the grid
- Water consumption concerns
- Minimal tax benefit for the city
- Incompatible with a vibrant, community confused, successful small town.

The bottom line: data centers may make sense on the outskirts of a city near industrial corridors, but placing them in a city center trades away Hutto's long-term community potential for a massive facility that employs fewer people than a small grocery store.

Sincerely,
Isabella Sarlay

Yvette Glover

From: C. Short <cshort001@gmail.com>
Sent: Friday, April 3, 2026 5:51 PM
To: Planning
Subject: Property owner notice: Zydeco Hutto Data Center PUD rezoning proposal April 7, 2026

Some people who received this message don't often get email from cshort001@gmail.com. Learn why this is important
Greetings,

As a property owner within 200 feet of the PUD referred to now as Zydeco Hutto Data Center PUD, I would like to OBJECT to the change from Residential and Nonresidential uses to Data Center.

I am AGAINST this proposal for reasons that include but are not limited to the following reasons.

01: I feel the city is already straining to maintain electricity and water usage as we continue to grow. Data centers are known to consume massive amounts of these already limited resources. Considering that these can only operate using fresh drinking water compounds the problem. Just as they consume extraordinary amounts of energy sources they also produce additional waste and pollution into our environment. Not only waste and toxins filtering back into our air and ground water but excessive noise has been a concern in some areas due to the dense concentrations of servers, air conditioning and equipment required.

02: The site proposed is surrounded by existing and growing residential neighborhoods. This land would be better utilized for purposes that would directly benefit the residents of Hutto. Additional housing, shops, businesses, restaurants and a park area or recreation center would make more sense considering the homes surrounding this land. In the 10 years that I have lived in this neighborhood we have had the warehouse district develop to the west of us. With a Data Center now directly to the east of our subdivision I am concerned for our property values in the future.

Zydeco Hutto Data Center PUD rezoning proposal
April 7, 2026
Clint Short
702 N Emory Cove
Hutto, TX 78634
Against

Yvette Glover

From: Cassie Sloan <cassiesloan13@gmail.com>
Sent: Friday, April 3, 2026 3:15 PM
To: Planning
Subject: Formal objection

[Some people who received this message don't often get email from cassiesloan13@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi. My name is Cassie Kanz. I live on Hyltin st in Hutto. I would like to formally express my objection to item 6.4 and 6.5 in relation to the changing of zoning allowing for a data center to be placed directly behind our neighborhood. My husband and I are in no way in favor of changing codes and zones to allow for a data center. Thank you

Cassie Kanz

Yvette Glover

From: Morgan S <mstump10@gmail.com>
Sent: Friday, April 3, 2026 6:02 PM
To: Planning
Subject: Data Center

Some people who received this message don't often get email from mstump10@gmail.com. Learn why this is important
Good Afternoon,

The entirey of the Emory Farms community is highly against the Data Center proposed on Ed Schmidt.

This will destroy our home values, will disturb what little peace we have left, and send families out in droves!

We here especially in Emory Farms will feel the brunt of the data center. We have warehouses on Innovation UNFILLED!!!

NO TO THE DATA CENTER!!!! NO ONE WANTS IT HERE - FIND ANOTHER LOCATION TOWARDS COVERT! PLENTY OF - OPEN - LAND IF YOU - MUST - BUILD!!!!!

Don't hurt 2 large housing communities for profit. On an already too busy intersection!

NO TO THE DATA CENTER FROM ALL YOURS AT EMORY FARMS COMMUNITY.

Regards,
Morgan Strang
mstump10@gmail.com

Yvette Glover

From: tethibodeaux@gmail.com
Sent: Tuesday, April 7, 2026 6:08 AM
To: Planning
Subject: 450 Ed Schmidt

[Some people who received this message don't often get email from tethibodeaux@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Re: 450 Ed Schmidt Data Center rezoning
Hearing Date: 4/7/2026

Dear planning/city council,

I would like to voice my opposition to the proposed zoning change for 450 Ed Schmidt. I do not want a data center located so close to my neighborhood.

There are several reasons I moved to Hutto and the small town aesthetics was one of them. Now in the last 10 years, I have seen this city change dramatically and accepted the growth, however in this case, I do not. There are way too many negatives and risks associated with having a data center in the heart of our city.

I have read the proposal and have doubts on how smoothly this will happen in Hutto. Living in Emory Farms, I have seen so many broken promises and live by so many ill planned growth projects.

When moving here, we were told so many lies about what would be built around us and what would not be built by the sales people. The farm that would never be sold behind us sold and is now warehouses. We have gas stations behind us which bring so much trash into our yard from the high winds here. We have speeding vehicles cutting through our neighborhood when traffic backs up on Ed Schmidt.

I honestly do not want to deal with yet another instance of something being promised, the zoning change and we have no say in what is built there.

I have hopes the city will actually protect the citizens and our investment in this city; our homes.

Do not turn the heart of our city into a bunch of warehouses and data centers.

Any questions, I can be reached at the email tethibodeaux@gmail.com

Sincerely,
Terrie Thibodeaux

Yvette Glover

From: Mike T <mt4064@gmail.com>
Sent: Tuesday, April 7, 2026 6:36 AM
To: Planning
Subject: 450 Ed Schmidt

Some people who received this message don't often get email from mt4064@gmail.com. Learn why this is important
To Planning/City Council,

I am formally voicing my concern over the proposed zoning change which would allow the construction of a data center in my neighborhood.

This decision is definitely not the way this city needs to go. Changing the zoning for this project is a Pandora's box that could lead to unfavorable outcomes for the citizens down the road. This initial data center is being represented as a small scale project compared to other data centers. Let me just ask how often the citizens of Hutto have been victims of bait and switch decisions. This feels like just another one of those initiatives that promises, but will never deliver on the intent. Instead, we will all be left to deal with all of the negatives that come from having a data center sandwiched in between all of our homes.

The ask is that you make the right choice and not the money choice. If you were faced with having a data center in your own backyard, possibly dealing with the negatives that it brings like the noise pollution among other things...what choice would you make? Do we want to be a thriving city of families or do we want to be an industrial wasteland? These are the things that we need to think about and I hope you all take into consideration.

Thank you,

Michael Thibodeaux
Mt4064@gmail.com

Yvette Glover

From: Kyle Thomas <thomakyle@gmail.com>
Sent: Friday, April 3, 2026 3:41 PM
To: Planning
Subject: Data Center Concerns

[Some people who received this message don't often get email from thomakyle@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

While I'm unable to attend the meeting on April 7th, I reside in Hutto in the Huttoparke neighborhood. I do not support a data center being placed close to the neighborhood. I have a lot of concerns about noise, environmental issues, cancer, and so forth with these places along with property values decreasing. I don't think this is putting the people first. We already have infrastructure problems with crumbling sidewalks and sinking streets. This is not a plus.

Thank you,
Kyle Thomas
Sent from my iPhone

Yvette Glover

From: Hutto Communications
Sent: Tuesday, April 7, 2026 4:30 PM
To: Planning
Subject: Fw: Data center

From: Thomas West <thomaswest79@gmail.com>
Sent: Tuesday, April 7, 2026 4:03 PM
To: Hutto Communications <huttocomm@HuttoTX.gov>
Subject: Data center

> You don't often get email from thomaswest79@gmail.com. Learn why this is important

Hello. My name is Thomas West. I am a Hutto resident of 8.5 years, residing in Riverwalk subdivision. I would like to voice my opposition to allowing a data center on Ed Schmidt Blvd or near any other residential zones areas. Water usage is already a great concern here, and a data center would also be a drain on electricity and contributor to obnoxious noise. All this while not really contributing much to the city.

We need retail, not industrial.

Thanks
Thomas West

Yvette Glover

From: Stephanie White <lsjwhite22@gmail.com>
Sent: Tuesday, April 7, 2026 8:58 AM
To: Planning
Subject: Proposed Data center

Some people who received this message don't often get email from lsjwhite22@gmail.com. Learn why this is important

I am writing to express my opposition to the proposed data center development in Hutto. While I recognize the importance of supporting technological growth, this project raises serious concerns about its long-term impact on our community.

Hutto is one of the fastest-growing cities in Central Texas, and our infrastructure is already under increasing pressure. Data centers require vast amounts of electricity and water to operate and cool their systems. In a region that regularly faces drought conditions and ongoing water supply challenges, allocating such a large share of resources to a single industrial facility is not a responsible or sustainable choice.

Additionally, the economic benefits to Hutto residents appear limited. Data centers typically create relatively few permanent jobs once construction is complete, especially when compared to the amount of land they occupy. That land could instead be used for housing, small businesses, or developments that more directly support our growing population and local economy.

There are also quality-of-life concerns. Data centers operate around the clock and often generate constant background noise from cooling equipment. Increased construction traffic and ongoing maintenance activity can further disrupt nearby neighborhoods. This type of industrial use may not align with the character of Hutto as a family-oriented and community-focused city.

Finally, I urge city leaders to carefully consider whether this project aligns with Hutto's long-term vision. Growth is inevitable, but it should be thoughtful, sustainable, and centered on the needs of residents—not just large-scale industrial expansion.

For these reasons, I respectfully ask that the proposed data center be reconsidered and that greater emphasis be placed on development that preserves Hutto's resources, supports its residents, and maintains its quality of life.

If you want, I can make a shorter version for a city council comment form or add specific details (like a neighborhood, school, or road impact) to make it even more persuasive.

Mrs. Stephanie White

Yvette Glover

From: Daniel Wong <dwongatx@gmail.com>
Sent: Friday, April 3, 2026 5:27 PM
To: Planning
Subject: Objection to Rezoning – Zydeco Hutto Data Center PUD (Public Hearings: April 7 & May 7, 2026)

Some people who received this message don't often get email from dwongatx@gmail.com. Learn why this is important
To: planning@huttotx.gov

Dear Planning and Zoning Commission and City Council,

Case Name: Zydeco Hutto Data Center Planned Unit Development (PUD) Amendment
Public Hearing Dates: April 7, 2026 (Planning & Zoning Commission) and May 7, 2026 (City Council)
Name: Daniel Wong
Address: 1005 Sandra Ann Way, Hutto TX 78634

I am writing to **formally object to the proposed rezoning** of the property located at 450 Ed Schmidt Boulevard to allow for a data center.

I am a resident of Hutto living approximately two mile from the proposed site. While I may not live immediately adjacent to the property, I am concerned about the broader impact this development will have on surrounding properties, neighborhoods, and nearby schools.

My primary concerns include:

- **Proximity to homes and schools**, making this type of industrial use incompatible with the area
- **Noise pollution** from continuous operations, including cooling systems and backup generators
- **Increased traffic and infrastructure strain** during construction and ongoing operations
- **Potential environmental and quality of life impacts** affecting surrounding properties and residents

Rezoning this land for a data center sets a concerning precedent for future land use decisions and may negatively impact nearby residential areas and property values.

For these reasons, I respectfully urge the Planning and Zoning Commission and City Council to deny this rezoning request.

Thank you for your time and consideration.

Sincerely,

Daniel Wong

Yvette Glover

From: Chris Wu <chris.5.wu@gmail.com>
Sent: Monday, April 6, 2026 8:53 PM
To: Planning
Subject: Zydeco Hutto Data Center PUD

Some people who received this message don't often get email from chris.5.wu@gmail.com. Learn why this is important
Hello -- please see my response to the following:

Case name: Zydeco Hutto Data Center Planned Unit Development
Public hearing date: April 7, 2026
Name: Chris Wu
Address: 224 Lidell St.
Opinion: **I OBJECT**
Comment: Adding a data center sandwiched between residential neighborhoods would be an absolutely horrible idea. There would be sound pollution and who know what other side effects from being in such close proximity to residences--many of whom in the area have small children.
Please do not consider this proposal even if they are spending tons of money to acquire the land.

Thanks,
--chris wu

Yvette Glover

From: Cassandra York-Brugnone <yorkbrugnone.cassandra@gmail.com>
Sent: Tuesday, April 7, 2026 9:31 AM
To: Planning
Subject: Appose data center at 450 Ed Schmidt Boulevard

Some people who received this message don't often get email from yorkbrugnone.cassandra@gmail.com. Learn why this is important

Good afternoon

Is a data center in the middle of a residential area really the direction that Hutto should be going? A data center a half mile from an elementary school? The City Council and EDC have pointed out that the city of Hutto should diversify the businesses being cultivated. You already have data centers. The city and residents would like to bring in a hospital, office spaces, and recreation. A data center in a prime expansion location would deter a hospital, office spaces, or recreation.

Let's talk about noise. How much noise is this 40 acres center going to create? The level of noise depends on the type of center being proposed. At a minimum, it will be continuous lawnmower noise for the next-door residents. Which is a safe amount per 8 hours, but it is going to be 24 hour nonstop noise. It can easily be more noise right next to a school. Is this the direction Hutto should be going?

https://www.localnoiselaws.com/blog/data-center-cooling-fan-noise/

https://www.yahoo.com/news/articles/data-center-noise-concerns-grow-202851410.html?fr=sycsrp_catchall

https://time.com/6982015/bitcoin-mining-texas-health/

Every resident is concerned about water. Pflugerville is out of water. Corpus Cristi is out of water. Georgetown is projected to be out of water. Some of what is happening is not directly related to the data centers, but the unprecedented growth in this area is affecting water supplies. The city can't impose the same restrictions on water use for a commercial business as it can on residents. What guarantee is in place so the data center doesn't drain residential water supplies? What is to stop the data center from claiming to be air cooling but switching to water cooling? What safeguards are in place if water is contaminated by the cooling process? Is this the best direction for Hutto?

https://dallasexpress.com/state/tech-boom-vs-texas-farmland-why-farmers-are-fighting-ai-data-centers/

https://www.bbc.com/news/articles/cy8gy7lv448o

https://www.texasobserver.org/corpus-christi-water-crisis-climate-projections/

Look, I understand time and land is money. Every ounce of soil in Texas has to be productive. How is a data center a 5 minute walk from an elementary school the best answer for Hutto? The city's commercial expansion is moving up Ed Schmidt. Wouldn't it serve the city more to add job growth to that property? A data center doesn't staff many people, a rough estimate of 30 people for a large facility. You could cultivate a sit-down restaurant for a fraction of the real estate and possibly more income for the city. Hutto residents have to leave the city to work. That means Hutto resident spend their money outside of town because that's where they are. If you could bring more work into the city that caters to the service needs of residents, more money would stay in town. Can a data center in the middle of the city provide that? Or will it push residents away and stop more refined employment growth?

Kindly consider the impact on the residents and the schools with this proposal. Thank you for your time and consideration.

Cassandra York-Brugnone
Hutto resident

Yvette Glover

From: Alyssa Anguiano <alyssa_a2009@yahoo.com>
Sent: Tuesday, April 7, 2026 6:45 PM
To: Planning
Subject: Data Center Zoning - April 7

Some people who received this message don't often get email from alyssa_a2009@yahoo.com. Learn why this is important

I am writing to voice my opposition to the proposed rezoning of residential land for a data center in the heart of Hutto. While data centers will eventually become a necessary part of our modern infrastructure, placing one in the middle of an established community is unnecessary. This land should be reserved for uses that directly serve our residents, such as housing, parks, or small businesses that enhance our quality of life rather than impede it.

A facility of this scale introduces significant concerns like heat island effects and noise pollution that would disrupt neighboring families. The massive demands these centers place on our water and electricity grids could strain local resources and impact utility costs for residents in Hutto. We should prioritize the long term well being of our neighborhoods by directing industrial developments to more isolated areas.

Alyssa Anguiano

Yvette Glover

From: Peninah B <peggyblumhagen@gmail.com>
Sent: Tuesday, April 7, 2026 6:40 PM
To: Planning
Subject: DATA CENTER

Some people who received this message don't often get email from peggyblumhagen@gmail.com. Learn why this is important

Please do not allow a data center in Hutto. It has too few jobs,
too much water, to much electromagnetic energy, and it will
cause sickness and injury. Home prices will fall. There are many,
many other opportunities to grow the economy and the comfort of residents in Hutto.

If you pass this, I will definitely sell my home as soon as possible (while I still can).

100% disapproval for a data center.

Peggy Blumhagen
1304 Knippa Cove
Hutto, Texas 78634

785-218-2113

peggyblumhagen@gmail.com

Good evening.....

My name is Richard Booth, my address is 109 Emory Stable Dr. Hutto, TX., and I am a resident in the Emory Farms Subdivision which is located directly across Ed Schmidt Blvd from the proposed Zydeco Hutto Data Center PUD.

Generally, I am not opposed to data centers as they are the logical outcome of the technological requirements of the ever-growing complexity of our society.

With respect to the Zydeco Hutto Data Center PUD, I am **opposed** to the approval of the PUD as well as the potential siting of a data center.

I have listened to the presentations as the project proponent talked about power issues, water issues, traffic issues, size comparisons, data center differences, emergency power backup systems, noise issues, and air quality issues.

But, with all of this said, I think the main issue has been overlooked and minimized. So what is the main issue? What we should be asking is this.. Is it appropriate and necessary to locate a data center that will be sandwiched in between four large existing housing developments, in close proximity to an elementary and a middle school, several churches, and a myriad of local businesses? I think the answer to that question is NO, it is not appropriate or necessary. In my opinion, the site represents a very poor choice as a location for a data center, and it certainly conveys a complete lack of concern with respect to the lives and well-being of the residents who live in the nearby subdivisions, whose children will attend the nearby schools, and for the people who work at all of the nearby businesses.

Based upon concerns being addressed by the Texas legislature, i.e., SB6, it may be beneficial for the City of Hutto to step back and wait till data on all of these environmental and siting concerns are dealt with in a responsible manner. Hutto already has a proposed 600 MW hyperscale data center facility being built on the east side of the city. I think that we have done our part with respect to data center developments.

I have previously submitted a set of questions and comments to the Planning Division on the PUD proposal. I have revised these initial comments and am requesting that I be allowed to submit them into the record at this time.

Thank You for the opportunity to participate in tonight's hearing.

Richard Booth April 7, 2026

City of Hutto, Development Services Director, and the Planning Commission
City of Hutto, Mayor and City Council Members
500 West Live Oak St.
Hutto, TX. 78634

Re: Comments on the Proposed Zydeco Hutto Data Center PUD

Pursuant to the Notice received on March 22, 2026, item #2 (before the meeting date), the following comments as requested are submitted for inclusion into the public hearing record for each of the hearings as delineated below.

Planning Commission Hearing Date: April 7, 2026 at 7 PM
City Council Hearing Date: May 7, 2026 at 7 PM

Comments:

1. **I oppose and object** to the proposed Zydeco Hutto Data Center Development at the 450 Ed Schmidt Blvd location.
2. I would hope that the city planning staff as well as the City Council is not under the impression that the impacts of a data center are limited to the residents within 200 ft of the proposed site (as stated in the notice), i.e., a position that is both incorrect and unsupportable.
3. The Zydeco Hutto site is an extremely poor choice for a data center site as it conveys a total lack of concern for the health and welfare of the citizens of Hutto, especially those families that live and work within a 2,500 ft. isopleth around the facility.
4. The following list of data questions needs to be fully and completely answered by the project client, either directly or through the representing developer, in order for the planning staff as well as the City Council to make an informed decision on allowing a **data center (DC)** to be built in such close proximity to substantial residential neighborhoods, schools, churches, and small businesses.

General Design and Air Quality Questions

5. Who is the client that Zydeco Development Corp. is representing?
6. Where will the grid intertie be located?
7. How many data halls are being proposed?
8. What are the exact cooling needs of each data hall as well as the office and admin portions of the proposed building?
9. How will these cooling needs be met, i.e., water based systems (various cooling tower designs), chillers, refrigerated systems, dry cooling, etc.?
10. If chillers or refrigerated systems will be used, what refrigerant will be used, what is it's GWP value, what is the system charge weight for each separate system (lbs of refrigerant), and what is the manufacturers' known or estimated system leak rate (% wt/yr)?

11. If wet (water based) systems are being proposed, what is the total annual estimated water use and how will this amount affect the city's water needs for residents and businesses? Has this impact been discussed with and acknowledged by the water supplier and the City?
12. What is the maximum electrical power needed from the grid to cover the facility IT power needs (megawatts) on an hourly, daily, and annual basis?
13. What is the maximum electrical power needed from the grid to cover the facility mechanical power needs (megawatts) on an hourly, daily, and annual basis?
14. Has the Texas power grid coordinator been appraised of these needs, and what was their response?
15. Will the DC power needs cause the system coordinator to dispatch less efficient electricity generation sources which could cause rate increases, etc.?
16. Will the data center power needs take precedence over the needs of the residents and businesses of Hutto?
17. How will the emergency power needs of the DC facility be met when the grid goes off-line? In other words what type of power generation technology will be installed at the facility, i.e., internal combustion engines, linear generators, fuel cells, solar, BESS, combustion turbines, etc.?
18. If any of the proposed emergency power systems will combust fuel, detail what fuel will be used and amounts to be used?
19. How much fuel will be stored on site (gallons)? Describe the storage systems in detail.
20. Will the civil and architectural drawings and renderings noted below show the locations of these emergency electrical backup systems and fuel storage areas, etc.?
21. Describe the emissions points to the atmosphere. i.e., height above ground, stack orientation (horizontal or vetical), diameter, flow rates, velocities, and temperatures?
22. For each emergency backup system, submit the manufacturers equipment brochure and the operations performance data, test data showing compliance with Texas, and Federal emissions regulations, and any EPA or Texas required certifications?
23. Will these systems be equipped with Best Available Control Technology (BACT)? If not, why not? For example, if diesel engines are proposed (which is presently the system of choice for data centers), will the engines meet EPA Tier 4 emissions standards?
24. Describe the emissions control systems proposed in detail. Submit the system brochures and operations and performance data.
25. Present detailed calculations of emissions of criteria as well as hazardous and/or toxic air pollutants?
26. If the emergency backup electricity production systems require periodic maintenance and readiness testing, describe the schedule in detail?
27. Will the public be provided detailed civil and architectural drawings of the facility?
28. Will the facility build an electrical substation on site?
29. How many electrical breakers are proposed for the substation, and what inert gas will be used in each? What amount of gas will be charged to each breaker (lbs of inert gas), and what is the known or expected leak rate (% wt/yr)?
30. Submit a summary of the air quality impact modeling (with input and output files, processed met data files, etc.), which shows compliance with all state and federal air

quality standards, as well as any modeling used to show compliance with any applicable hazardous or toxic exposure standard?

31. Was a health risk assessment completed? If no, why not?
32. Submit the regulatory compliance analysis which addresses the applicability with state and federal air quality and public health regulations, and the method of projected compliance with each?

Noise Pollution Effects of Data Centers on Nearby Residents

The rapid expansion of data centers, particularly those supporting AI and cryptocurrency mining, has introduced a significant environmental challenge: **offsite noise pollution**. Unlike traditional industrial noise that might follow a 9-to-5 schedule, data centers operate 24/7, creating a relentless acoustic footprint that can affect residents living hundreds of feet—or even miles—away.

Primary Sources of Offsite Noise

The noise is rarely from a single source but rather the cumulative output of several industrial-scale systems:

- **Cooling Systems (HVAC):** High-velocity fans, chillers, and cooling towers are the main culprits. They emit a constant, high-decibel "jet-engine" whine to prevent servers from overheating.
- **Low-Frequency Hum:** A dominant characteristic of data center noise is a persistent low-frequency drone (20–500 Hz) caused by thousands of internal server fans and power supplies.
- **Backup Generators:** Large diesel or natural gas generators, used for emergencies or "demand response" during peak grid stress, can reach levels up to **105 decibels** (comparable to a jet flying overhead).
- **Gas Turbines:** Newer facilities (like xAI's "Stargate") sometimes use on-site natural gas turbines for primary power, which add a heavy mechanical roar to the local environment.

Health and Quality of Life Impacts

Residents near facilities in states like **Ohio, Texas, and Virginia** have reported a range of physical and psychological effects:

Impact Category	Specific Effects Reported by Residents
Physical Health	Increased blood pressure (hypertension), cardiovascular stress, headaches, and migraines.
Auditory Issues	Tinnitus (ringing in the ears), ear pain, and in rare cases of extreme exposure, vertigo or fluid drainage from ears.
Sleep & Mental Health	Severe insomnia due to 24/7 humming, elevated anxiety, irritability, and "broken heart syndrome" (stress-induced heart failure).
Cognitive Impact	Impaired concentration and decreased academic performance in children living nearby.

The "Low-Frequency" Problem: Standard decibel meters often use "A-weighting" (dBA), which mimics human hearing but fails to capture the full intensity of low-frequency sounds. These waves travel through walls and windows more easily than high-pitched sounds, making them nearly impossible for residents to block with earplugs or standard home insulation.

Mitigation and Regulation Challenges

Many communities are finding that existing noise ordinances are ill-equipped to handle the unique nature of data centers:

- **Zoning Gaps:** Data centers are often classified as "tech offices" rather than "heavy industrial," allowing them to be built much closer to homes (sometimes within 50–100 feet).
- **Measurement Standards:** Local laws often limit noise to 50–60 dB, but because the noise is constant and occurs at night when ambient levels are low, it feels much louder and more intrusive to residents.
- **Technical Solutions:** Effective mitigation requires specialized sound-absorptive barriers (rather than reflective concrete walls that bounce sound elsewhere), liquid immersion cooling to eliminate fans, and "acoustic louvers" on exhaust vents.

Recent pushback has led some townships, such as Jerome Township in Ohio, to pause new developments until more stringent noise and infrastructure studies can be completed.

Noise Effects on Data Center Employees

While a quiet office is about **50–60 dB**, data centers are significantly louder due to the compounding effect of thousands of high-speed fans.

- **General Server Areas:** Average levels often range between **75 and 85 dB**.
- **Inside/Near Server Racks:** Levels can escalate to **92–96 dB**.
- **Mechanical Rooms:** Areas with backup generators or large-scale chillers can exceed **105 dB**, equivalent to a jet flyover.

Regulatory Standards & Requirements Employers are legally required to manage noise exposure under OSHA 1910.95.

Standard	Trigger Level	Requirement
Action Level	**85 dB** (8-hr average)	Employers must implement a **Hearing Conservation Program**.
Permissible Exposure Limit (PEL)	**90 dB** (8-hr average)	Employers **must** use engineering controls or mandatory PPE.
NIOSH Recommendation	**85 dB** (8-hr average)	Stricter scientific recommendation using a **3 dB exchange rate** (meaning every 3 dB increase halves safe exposure time).

The Hearing Conservation Program

If noise levels reach the **85 dB** "Action Level," the facility must provide:

- **Regular Monitoring:** Sound surveys to identify high-risk zones.
- **Audiometric Testing:** Annual hearing tests for employees to detect early signs of "standard threshold shifts" (hearing loss).
- **Training:** Education on the effects of noise and the proper use of earplugs or muffs.

- **Free PPE:** Providing a variety of hearing protection devices at no cost to the worker.

Hearing Protection Solutions
Because data center technicians often need to communicate while working, standard "foamies" (disposable earplugs) are sometimes insufficient or impractical.

- **Electronic Noise-Cancelling Headsets:** These are increasingly popular as they filter out the constant hum of fans while allowing face-to-face conversation or radio communication.
- **High-Fidelity (Musician's) Earplugs:** These reduce the volume (decibels) evenly across frequencies, making it easier to hear coworkers' voices compared to standard foam plugs.
- **Dual Protection:** In extremely loud areas (like generator rooms during testing), "double protection"—wearing earplugs underneath earmuffs—is often required.

Best Practices for Facilities

- **Engineering Controls:** Using "Buy Quiet" roadmaps to select lower-noise cooling fans or installing acoustic blankets/enclosures around loud equipment.
- **Administrative Controls:** Rotating staff so no single person spends a full 8-hour shift in the loudest "hot aisles."
- **Visual Indicators:** Placing "Hearing Protection Required" signs at the entrance to server halls or specific high-decibel zones.

I recommend that the Planning Commission members as well as the City Council members read the following article on data centers in Texas.

https://texashousers.org/2025/10/08/data-centers-opportunity-zones-texas-gap/
dated10/8/25.

Based upon concerns being addressed by the Texas legislature, i.e., SB6, it may be beneficial for the City of Hutto to step back and wait till data on the health and welfare concerns are addressed with reliable information instead of trying to mitigate the problems after the fact. Hutto already has a 600 MW hyperscale data center facility being built on the east side of the city. I think that we have done our part with respect to data center developments.

Initial comments submitted to the Planning Commission on March 25, 2026.
Revised comments respectfully submitted to the Planning Commission on April 7, 2026.

Richard B. Booth

Resident-Emory Farms Subdivision
109 Emory Stable Dr.
Hutto, Tx. 78634

Yvette Glover

From: Marcela Cabay <marcela.cabay23@gmail.com>
Sent: Tuesday, April 7, 2026 11:19 AM
To: Planning
Subject: Concerns over data center.

Some people who received this message don't often get email from marcela.cabay23@gmail.com. Learn why this is important

Dear City of Hutto Leadership,

I am writing as a resident and taxpayer who has proudly called Hutto home for the past seven years.

I want to express my strong concern and opposition to the proposed data center development. One of the most special things about Hutto is its family-friendly, community-driven atmosphere. It's a place where people feel connected, where families grow, and where the sense of community truly matters.

I worry that bringing in a large-scale data center will take away from that identity. Developments like this can shift the character of a town, moving it further away from the close-knit, welcoming environment that so many of us chose Hutto for in the first place.

I respectfully ask that you consider the long-term impact this decision could have on the residents, families, and overall spirit of our community. Growth is important, but it should align with preserving what makes Hutto special.

Thank you for your time and consideration.

Sincerely,

Marcela Cabay

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Nick Choi

Address: 308 Hyltin St. Hutto, TX 78634

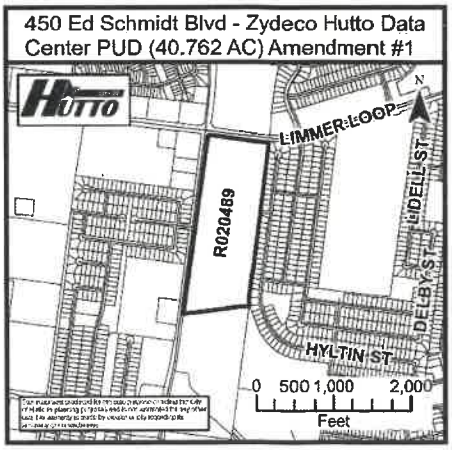
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

- Noise and Health concerns Vibrations
- High electricity bill
- Lowers property value
- Limited water resources
- Never near residential area.

SITE LOCATION MAP



Yvette Glover

From: Christopher Cloud <cjcloud1@gmail.com>
Sent: Tuesday, April 7, 2026 8:33 PM
To: Planning
Subject: Fwd: The Proposed Hutto Data Center 04/07/2026

Some people who received this message don't often get email from cjcloud1@gmail.com. Learn why this is important

---------- Forwarded message ---------
From: **Whittney Cloud** <whittneycloud@gmail.com>
Date: Tue, Apr 7, 2026, 17:49
Subject: Fwd: The Proposed Hutto Data Center 04/07/2026
To: cjcloud1 <cjcloud1@gmail.com>

---------- Forwarded message ---------
From: **Whittney Cloud** <whittneycloud@gmail.com>
Date: Tue, Apr 7, 2026 at 5:48 PM
Subject: The Proposed Hutto Data Center 04/07/2026
To: <planning@huttotx.gov>

To whom it may concern,

This email is regarding the Proposed Hutto Data Center and the Planning and Zoning Commission Meeting on April 7th, 2026.

As a resident of Hutto, I would like to voice my concern on bringing the proposed data center to Hutto. I am strongly against this proposal.

Thank you for your time,

Whittney Cloud
(903) 933-9292

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
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For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: JAMES B COOPER

Address: 124 WESTFIELD ST, HUTTO, TX 78634

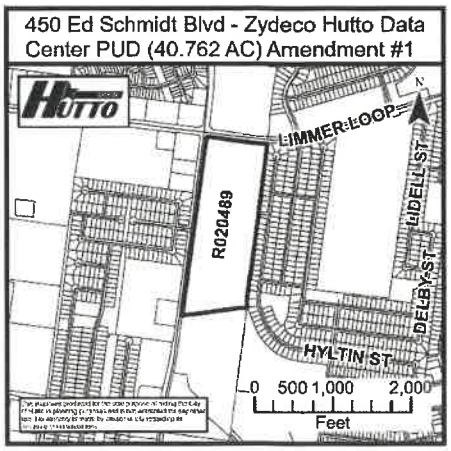
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

THIS WILL HAVE A NEGATIVE EFFECT ON PROPERTY VALUES IN THE SURROUNDING AREAS!

SITE LOCATION MAP



Yvette Glover

From: Joel Dimanochie <joeldimanochie@gmail.com>
Sent: Friday, April 10, 2026 9:49 PM
To: Planning
Subject: No to New Data Centers

Some people who received this message don't often get email from joeldimanochie@gmail.com. Learn why this is important

I am a resident near Hutto Tx and I want my voice to be heard in this issue and let it be known that I and many others are saying no to the new data center being built don’t allow this to pass this is very unnecessary and harmful to our environment please take my voice and opinion into consideration thank you.

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

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Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: MARIA FALCAO

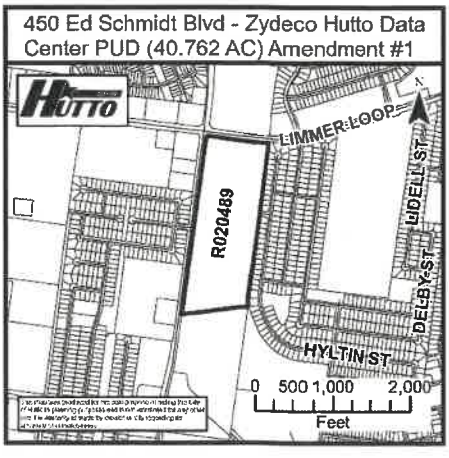
Address: RENTAL PROPERTY 407 WIMBORLEY ST HUTTO, TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Yvette Glover

From: alanfaught@gmail.com
Sent: Wednesday, April 8, 2026 12:05 AM
To: Planning
Subject: Rezoning Data Center

[Some people who received this message don't often get email from alanfaught@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

I have been a tax paying resident of Hutto for the past 5 years. I want to openly express my opposition for the proposed rezoning for a Data Center in Hutto.

I and many others are against this entirely. Hutto already has a limited infrastructure problem. We can’t afford bringing in something that will be an energy killer, as well as a nuisance.

If a data center rezoning is approved. I can guarantee I will be voting out anyone that supports it.

Thank you,

Alan Faught
611 Mangold Drive, Hutto Tx 78634

Yvette Glover

From: Pat Flanagan <patf9033@yahoo.com>
Sent: Wednesday, April 8, 2026 6:01 AM
To: Planning
Subject: Data center

Some people who received this message don't often get email from patf9033@yahoo.com. Learn why this is important
My name is Pat Flanagan and I reside at 204 Lone Star Blvd Hutto Tx 78634.

I oppose the building of a data center in the middle of town. On the town outskirts - fine but not in the middle of town.

Yvette Glover

From: Lorena Gonzalez <lorenagonzalez29@hotmail.com>
Sent: Thursday, April 9, 2026 8:51 AM
To: Planning
Subject: Zydeco Data Center
Attachments: COH 0407.pdf

Some people who received this message don't often get email from lorenagonzalez29@hotmail.com. Learn why this is important

Planning & Zoning Commission 4/7/26
City Council 5/7/26

Martha Hernandez
405 Hyltin St.
Hutto, TX 78634

I OBJECT-NO DATA CENTERS NEAR HOMES. THEY NEED TO BE AWAY FROM RESIDENTIAL HOMES. COH 0407.pdf

Yvette Glover

From: Morgan Hubbard <morganihubbard@gmail.com>
Sent: Tuesday, April 7, 2026 12:31 PM
To: James Earp; Planning; Cheney Gamboa
Cc: Peter Gordon; Evan Porterfield; Mike Snyder; Dan Thornton; Jim Morris; Charles Warner
Subject: Considerations that should be addressed for the Zydeco Data Center proposals

6.4. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment

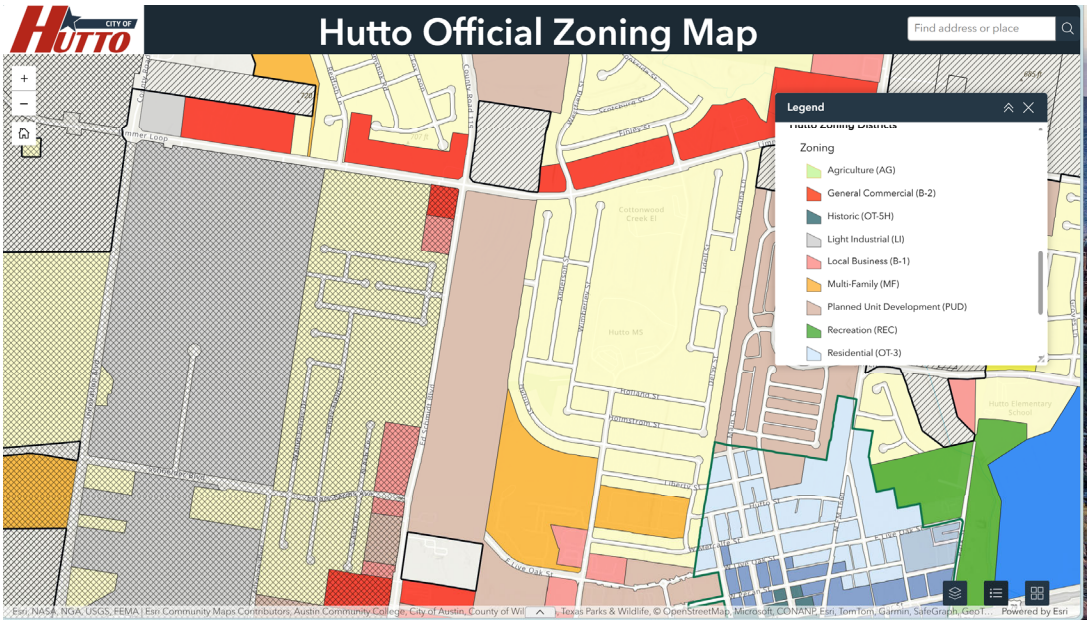
6.5. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Revision

Good evening--

I realize that the economic benefit of a data center could be a game changer however, I want to encourage the decision makers to exercise some caution.

Some things to consider include:

- Is this proposed rezoning possibly an example of "spot zoning"? The tan area noted as a "PUD" is smack dab between residential and softer zoning designations. Generally, we'd expect a scale down, but it does not appear that this will be the case.



- In order for this project to truly make the economic impact that we are being led to believe, I think you should ask yourselves is this data center developer already contracted with clients to lease their rack space? If they don't have clients lined up, it could sit empty which would not geneate the same AV revenue. Will there be a requirement to mandate success milestones?
- What is the depreciation schedule for their servers? What do we know of their proposed refresh rate? The deprecation rate is steep so that would impact the AV revenue potential.
- Data center technology is changing daily. What will be put in place to ensure that they will continue to refab to be responsive to industry needs so that the building doesn't become obsolete?
- What data points are you considering for the the Ad Valorem modeling?

- Sounds, vibrations and impact to the surrounding area. I KNOW they have indicated this is not anything to be concerned about because they will mitigate this in the building design. Please put strong wording in place to ensure there is a way to enforce these promised should they not materialize. We have expansive clay soil-- I do wonder if that will impact how they would address those unique construction challenges.
- Community impact? What are the expectations on how this data center will be a possible community partner to the City of Hutto but most importantly the residents of Hutto?

I get that piece of land is complex with the easements. I'm not opposed to data centers unilaterally, but if this is inevitable, please do the due diligence to ensure all agreements and documentation reflect the above items.

I also understand something like this project seems like a no brainer because it has the potential to significantly boost tax revenue with only a minor impact on services. I'm pragmatic enough to understand how capitalism works and that that spot will generate more revenue as a data center than an empty field. I get it.

While I do not currently reside within the city limits, I am a property owner within the city limits and have been deeply invested in the overall health of this community. I appreciate your time and consideration as you all made decisions like this one that will have generational impacts.

Working together,

Morgan Hubbard

Yvette Glover

From: Travis Jantz <travisjantz@msn.com>
Sent: Sunday, April 12, 2026 7:40 PM
To: Peter Gordon; Planning
Subject: Data Center Disapproval.

Some people who received this message don't often get email from travisjantz@msn.com. Learn why this is important

To Whom It May Concern,

I am writing to formally express my opposition to the proposed data center project in Hutto. While I understand the desire for economic growth, this particular development raises significant concerns regarding our community's infrastructure, quality of life, and long-term sustainability. I would like to add I have been in the IT Industry for about 15 years and I have worked at many data centers. I have found all these statements facts first hand.

Traffic & Road Capacity
A facility of this scale would dramatically increase heavy truck traffic during construction and ongoing operations. Our current roadways are already strained, and adding industrial traffic will worsen congestion, accelerate road wear, and increase safety risks for residents.

Water Usage & Resource Strain
Data centers are known for extremely high water consumption for cooling systems. Hutto and the surrounding region already face ongoing water-supply challenges, especially during Texas summers and drought cycles. Allocating millions of gallons of water to a single industrial user is not in the best interest of local households or small businesses.

Electrical Grid Impact
These facilities draw enormous amounts of electricity. Bringing a high-demand industrial load online could stress the local grid, increase the likelihood of outages, and potentially raise costs for residents. Our community should not bear the burden of subsidizing massive power consumption for a private corporation.

Noise, Heat, and Environmental Impact
Data centers operate 24/7 and rely on large-scale cooling and backup generator systems. This introduces constant noise, heat output, and diesel emissions into nearby neighborhoods. The long-term environmental footprint is substantial and incompatible with the character of our community.

Minimal Job Creation
Despite their size, data centers typically create very few permanent jobs. The economic benefit to residents is limited, while the infrastructure strain and environmental costs are significant and long-lasting.

Community Character & Land Use
Hutto is growing, but growth should be intentional. A data center does not align with the vision many residents have for our city. We need development that supports families, small businesses, and sustainable long-term planning—not projects that consume resources while offering little in return.

For these reasons, I strongly urge the City of Hutto to reconsider approval of this project and prioritize developments that truly benefit the community.

Thank you for your time and consideration.

Best Regards,

Travis Jantz

"NOTICE OF CONFIDENTIALITY: This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited."

Yvette Glover

From: Luke Kanz <kanzwluke@gmail.com>
Sent: Saturday, April 11, 2026 5:22 PM
To: Planning
Subject: Surrounding property owner's response

Some people who received this message don't often get email from kanzwluke@gmail.com. Learn why this is important

I Luke Kanz owner of 223 Hyltin St Hutto Tx 78634 formally object to the rezoning of the 40.762 acres behind our land that Zydeco Data center would like to use. The hearing date was April 7th, 2026 with a continued hearing April 20th, 2026. This later was received by me April 11th, 2026.

Luke Kanz.

Yvette Glover

From: aashika khadka <aashika.khadka90@gmail.com>
Sent: Tuesday, April 7, 2026 9:46 PM
To: Planning
Subject: Opposition to Zydeco Hutto Data Center PUD Amendment (450 Ed Schmidt Blvd)

Some people who received this message don't often get email from aashika.khadka90@gmail.com. Learn why this is important

To the Hutto Planning & Zoning Commission and City Council,

My name is Aashika Khadka, and I own the property located at 401 Gray Fox Loop, Hutto, TX,78634. I am writing to formally submit my response regarding the proposed Planned Unit Development (PUD) amendment for the property located at 450 Ed Schmidt Boulevard (formerly Upper Schmidt's Creek PUD, now Zydeco Hutto Data Center).

Please mark my response as I OBJECT to this amendment for the following reasons:

Reason 1: Concerns regarding noise levels from industrial cooling units.

Reason 2: Potential impact on local property values and neighborhood character.

Reason 3: Increased strain on local power or water infrastructure.

As a nearby resident, I am concerned that changing the land use from residential/non-residential to a Data Center is not in the best interest of the immediate community. I request that my opposition be noted in the official record for the public hearings scheduled for April 7, 2026, and May 7, 2026.

Thank you for your time and for considering the input of local property owners.

Sincerely,
Aashika Khadka

Yvette Glover

From: Katy Langford <katy.rose.personal@gmail.com>
Sent: Wednesday, April 8, 2026 8:33 AM
To: Planning
Subject: Data Center Proposal

Some people who received this message don't often get email from katy.rose.personal@gmail.com. Learn why this is important

To the powers that be in our community,

Please consider rejecting the current and all future data center proposals in Hutto. We already have the data center adjacent to the Cotton Brook community. My hope is that the city planners are working to make Hutto a better place to live. To help draw people to the sense of community here. To help develop with the intention of creating long-term on-site jobs. Data centers employ people for construction, and when they leave we are left with a dystopian eye sore.

Another data center or series of warehouses won't give back to our community. We moved to Hutto in 2022, and love the small town feel. There was a real sense of community here with the hippo statues around town and the events. There was this feeling of hope that this is a wonderful place to live and raise kids. We believe the city planners are thinking of ways to make people love and enjoy living in Hutto. The beginning of the Co-Op was exciting to us. We hoped would be full of restaurants, cute shops, maybe some activity based businesses like a craft shop. Something that would attract people to come and stay awhile. So far, not many businesses have moved in to make this area a great place to bring people while they're visiting, but at least there are some good restaurants like Jack Allen's kitchen. I've heard there is another community based development proposed in town with living and shopping in one area. That type of development in Hutto is great to hear, things that will make living here be more enjoyable, for people to spend their hard earned money here in our community. What I'm not excited about is seeing large pieces of land dedicated to data centers and warehouses - especially so close to the main shopping areas in town.

Please reject the developers proposal. I don't know if you live here, but if you don't, please think about how you would feel with a data center and all the insane overhead electric being in your backyard. Think about what you would want for a community you were starting a family in. I urge you to make decisions from that lense. These are long term decisions that impact our community. We are trusting you all to make the right decisions.
Best,
Katy Langford

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

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Name: Michelle Lee

Address: 308 Hyltin St. Hutto, TX 78634

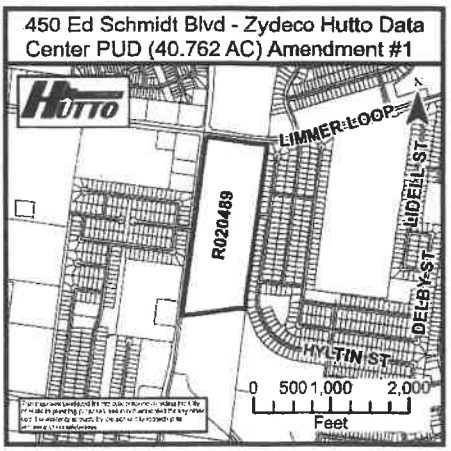
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

- Noise and Health concerns, Vibration
- High electricity bills.
- Lowers property value.
- Limited water resources.
- Should be considered in a industrial area.
- Never near residential area.

SITE LOCATION MAP



Yvette Glover

From: Judy Long <jatrl4@gmail.com>
Sent: Saturday, April 11, 2026 1:47 PM
To: Planning
Subject: Zydeco Hutto Data Center Planned Unit Development

Some people who received this message don't often get email from jatrl4@gmail.com. Learn why this is important
To the Hutto City Council:

I am writing to formally express my opposition to the proposed data center in Hutto. As a resident living near the planned site, I am deeply concerned about the impact this facility will have on our community.

My primary concern involves our local water supply. Hutto already manages a fragile water system with rates significantly higher than neighboring cities. Since moving from Round Rock, I have observed that my water costs have nearly doubled for the same level of household usage. I am concerned that the high water requirements of a data center will further strain our resources and increase costs for residents.

Additionally, I am concerned about the substantial electricity consumption required by these facilities and the potential negative effects on our local grid and utility infrastructure.

I urge you to vote against the approval of this data center. At a minimum, I request that this matter be put to a public vote so that the citizens of Hutto may decide on the future of our resources.

Best regards,

Judy Long

Judy Long

Outlook

Considerations for the Planning & Zoning Commission regarding the Zydeco Data Center

From felinesthree@austin.rr.com <felinesthree@austin.rr.com>
Date Mon 4/13/2026 8:08 PM
To Planning <Planning@huttotx.gov>

1 attachment (16 KB)
Questions That Need to Be Asked and Answered Before Any Data Center Is to Be Approved in Hutto.docx;

Some people who received this message don't often get email from felinesthree@austin.rr.com. Learn why this is important

To Whom It May Concern:

Attached is a set of questions and concerns that the Hutto Planning & Zoning Commissions needs to consider and answer before the next meeting. We will present this same set of questions and concerns with possibly additional questions and concerns at the meeting. Thank you.

Sincerely,
Mark and Sally Lyons
304 Westfield Street
Hutto, Texas 78634
512-642-6482

Special Called Planning and Zoning Commission Meeting
April 20, 2026

Questions That Need to Be Asked and Answered Before the Zydeco Data Center Is to Be Approved in Hutto, Texas

Mark and Sally Lyons
304 Westfield Street
Hutto, Texas 78634
512-642-6482
felinesthree@austin.rr.com

1. Is the City of Hutto, Hutto ISD, and/or Williamson County offering any tax incentives for this or any other data center? If so, why and what are the tax incentives? How long will the tax incentives be in effect? What will cause the tax incentives to be revoked?

2. Is Hutto requiring a health impact assessment be conducted before any changes to zoning? If not, why not?

3. Is Hutto requiring a traffic impact assessment be conducted before any changes to zoning? If not, why not?

4. Is Hutto requiring a community benefit assessment be conducted before any changes to zoning? If not, why not?

5. Is Hutto requiring a sound assessment be conducted before any changes to zoning? If not, why not?

6. Is Hutto requiring on-site renewable energy – battery storage instead of gas or diesel generators before any changes to zoning? If not, why not?

7. Is Hutto requiring an energy use assessment from the utility providers that they can handle the load with written confirmation before any changes to zoning? If not, why not?

8. Is Hutto requiring an annual report that would show/tell of electrical load, water consumption, and noise complaints before any changes to zoning? Is Hutto requiring that noncompliance would result in fines or compensation back to Hutto? If not, why not?

9. How many and what kinds of generators will the data center have on-site? Will the generators be diesel or natural gas? What tier will these generators be: 2 or 4? (Tier 2 is far worse than tier 4 for polluting. Tier 2 has no advanced exhaust filtering – NO2 – nitrogen dioxide – major pollutant.)

10. What is the decibel rating for each of the generators that will be used at this data center? What will the combined decibel rating if all of the generators are used at the same time?

12. What on-site fire suppression systems will be in place at the data center?

12. What kind of client(s) will Zydeco be seeking?

Note: The Texas Commission on Environmental Quality is not prepared to police data centers. They are currently experiencing a huge backlog in investigating complaints and enforcing the rules.

Yvette Glover

From: Christin Markiewicz <christin.terech@gmail.com>
Sent: Wednesday, April 8, 2026 11:10 AM
Subject: Vote NO to rezoning to heavy industrial in a residential neighborhood

[Some people who received this message don't often get email from christin.terech@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good afternoon Mayor and City Council members, my name is Christin Markiewicz, and I have lived in the Emory Farms neighborhood since 2017.

This project may seem like progress for Hutto, but for my family, it carries a very personal impact.

We chose to build our home in Emory Farms because it offered something increasingly rare – a peaceful, family-oriented community. It is where we planned to raise our children, knowing they could grow up in a safe and quiet environment.

This proposed project would sit 200 feet from our home. That means my daughters bedroom, our front porch, the cul-de-sac where our daughters and the neighborhood kids play in, would now face this development every single day. What was once a place of calm and security would be permanently changed into a heavy industrial site. It becomes our view, our noise, our reality.

First, I want to talk about the community of Hutto. We want to see Hutto's continued growth where it makes sense. This proposal only makes sense for the pocketbook of the city. Placing a data center in this area would potentially have an immediate negative impact on homeowners' equity of 5-15%, if they live within a 2-mile radius. It is a heavy residential area not an industrial zone.

My next concern is environmental. Who on city council and/or the planning and rezoning committee has experience with heavy industrial requirements in a residential zone to minimize the negative effects of data centers and their nearby communities? It is easy to see that there is not a zero-impact effect from data centers across the United States. Hutto does not have the ability to enforce anything on the developer that would ensure we, as the nearby residents, would have no impact. The proposal is just that – an idea. It is not a contract and the developer confirmed last night that they do not yet have a customer for this development. They would have their own terms and conditions, and you are not guaranteed to have any say or insight.

The most a city can do about noise from the mechanical yard and once per month pollution that would be in residents' backyards from generator testing would to be issuing violations. Would you have in the contract hefty penalties were they to test outside of the 1 time a month agreement or would this be more of a gentleman's agreement with zero implications.

What kind of requirements will be enforced to prevent chemical leaks into our water system or immediately notify residents of leaks were they to occur? Closed-loop data center cooling systems contain toxic additives that can cause significant harm to the community and the schools nearby if leaked into residential water supplies. While these systems are "closed," leaks can occur during maintenance or system failures, and "blow-down" can send high concentrations of these chemicals into local wastewater systems.

Do our first responders have the training and equipment to handle and mitigate a potential hazard that could be 100 feet from residential homes? Do you care about the potential hazards you could be placing on them and their families were a fire to break out and the toxic fire that would be carried to hundreds of homes and students and teachers at the elementary and middle school nearby?

Lastly, let's discuss infrastructure. While I understand the comment that the data center would be responsible for upgrading the electric infrastructure – are you aware of the interruptions that could occur during the upgrades for residents or that we would carry the continued maintenance costs after the upgrade occurs in our electric bill?

Many community residents spoke loud and clear that this area is not fit for a heavy industrial site. Your vote will be noted and will speak to your character, and whether you align with the four pillars of Hutto and your constituents.

I understand Hutto needs money to continue to grow and be successful. Let's work together to find ways that make Hutto residents proud, versus a news headline of yet another failure of this city and opening yourselves up to litigation from the residents in Hutto.

Christin Markiewicz
700 N Emory Cove
Hutto, TX 78634

Yvette Glover

From: Geoffrey Miller <miller.geoffrey@gmail.com>
Sent: Tuesday, April 7, 2026 5:15 PM
To: Planning; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner; Hutto Communications
Subject: Objection to Zydeco Hutto Planned Unit Development

My name is Geoffrey Miller, and my spouse and I reside at 319 Blackbear Drive in the Wilco Ranch (also known as Cottonwood Farms) subdivision.

We are in ***strong*** opposition to Agenda Items 6.4 and 6.5, the Zydeco Data Center FLUM and PUD amendments, and encourage you to vote ***no*** on April 7 and May 7.

We are asking you to do one simple thing: **Listen to your own Development Services Staff and vote to deny this developer's application.**

When we invested in our home, we trusted the city's SOAR 2040 Comprehensive Plan. We trusted the promise of planned, orderly growth. The current zoning for this 40-acre site promises 173 diverse housing units, community retail, and an extension of Albany Way to connect our neighborhoods. It is a plan that brings value, walkability, and life to the Ed Schmidt corridor.

This amendment destroys that vision. It replaces a thriving, mixed-use community transition zone with a single, monolithic, windowless warehouse.

As your own staff explicitly noted in their report, dropping a massive data center into the middle of residential and retail designations is textbook 'spot zoning.' It is entirely incongruent with the surrounding stable, single-family subdivisions. The SOAR 2040 plan already designates 'Employment Centers' for heavy industrial uses. That is where a facility like this belongs—not shoehorned into a residential corridor.

Furthermore, we cannot trust the developer's promises of mitigation. They are asking for a special allowance to build a facility up to 120 feet high. Yet, as city staff caught in their review, the developer's paperwork is full of contradictions. Their application claims a 400-foot rear setback, their concept plan only shows 100 feet, and their presentation to the HOA claimed 316 feet. We should not be granting heavy industrial zoning to an applicant who cannot even get their basic buffer math straight on paper.

Finally, this project represents a massive infrastructure drain. Replacing a neighborhood with a single building that will draw 70 Megawatts of power from the local grid—while offering zero public amenities, zero housing, and zero retail—does not benefit the public welfare. It only benefits the developer.

Your staff has concluded that they cannot see how this PUD is creative, innovative, or desirable for Hutto. We agree. Please uphold the integrity of the SOAR 2040 plan, protect your residents, and vote 'No' on items 6.4 and 6.5. Thank you.

Geoffrey Miller
319 Blackbear Dr
Hutto, TX 78634

Yvette Glover

From: Casi Miller <casilmiller@gmail.com>
Sent: Thursday, April 9, 2026 11:40 AM
To: Planning
Cc: Hutto Communications; Mike Snyder; Peter Gordon; Aaron King; Jim Morris; Dan Thornton; Evan Porterfield; Charles Warner
Subject: Concerns Regarding Proposed Zydeco Data Center and Cumulative Community Impact

Some people who received this message don't often get email from casilmiller@gmail.com. Learn why this is important

Dear Council Members,

I am writing as a resident to express concerns regarding the proposed Zydeco data center and its potential cumulative impact on our community, particularly in light of the existing Skybox "PowerCampus Austin" development already approved and underway.

Over the past several years, Hutto residents have experienced repeated increases in water and wastewater rates—most recently in June 2024 and again in October 2025—largely attributed to growing infrastructure demands. Given these ongoing challenges, I am concerned about the addition of multiple large-scale data centers in close proximity and whether their combined resource demands have been fully evaluated.

While the Zydeco proposal references a "closed-loop" cooling system, it is important to clarify that many such systems still rely on evaporative processes, which result in continuous water loss and require ongoing replenishment. Industry data suggests that a single data center can consume tens to hundreds of millions of gallons of water annually—far exceeding the usage of residential homes or even large retail centers. In a community already experiencing increased water costs, this raises serious questions about long-term sustainability.

Additionally, the Skybox data center—approved unanimously in 2023 and located approximately 2 miles from the proposed Zydeco site—represents a significant existing demand on local infrastructure. Evaluating each project independently does not provide a complete picture of the cumulative effects on water usage, energy demand, noise levels, and the overall character of surrounding residential areas.

I also understand that property tax revenue is often cited as a key benefit of these developments, including potential funding for local schools. While supporting our schools is critically important, it is also important to recognize that school funding in Texas is influenced by state formulas, meaning that increases in local property values do not always translate directly into proportional new funding. Additionally, any abatements or incentives may further reduce the immediate benefit. At the same time, the environmental and infrastructure impacts of these facilities are borne directly by residents, and those impacts should be carefully weighed against the actual net benefit.

Given these considerations, I respectfully request additional clarity and transparency before any approval is granted. Specifically:

- Has a cumulative environmental impact analysis been conducted that includes both the Skybox and proposed Zydeco developments?
- What is the projected annual and peak water consumption for each facility, and what assumptions are being used regarding cooling methods?
- How will continuous noise from 24/7 operations be measured and mitigated for nearby residential areas?
- What are the anticipated localized heat and energy impacts of multiple facilities operating in close proximity?
- Will independent (third-party) studies be required, rather than relying solely on developer-provided information?
- Have any tax abatements or incentives been offered, and if so, what is the projected net revenue to the city and school districts over time?

Responsible growth is important, but it should not outpace the capacity of essential resources or diminish the quality of life for current residents. I ask that the Council carefully consider the cumulative and long-term implications of approving multiple data centers in this area.

Thank you for your time and consideration.

Sincerely,
Casi Miller

Homeowner in Emory Farms Neighborhood

Yvette Glover

From: Joe O'Connell <therealjoeo@gmail.com>
Sent: Tuesday, April 7, 2026 6:12 PM
To: Planning
Subject: Zoning change for data center

Some people who received this message don't often get email from therealjoeo@gmail.com. Learn why this is important

Folks,

We live at 1025 N. Ash Cove, the first street in the neighborhood behind the Rio Grande restaurant, in one of the first three homes to be built in Emory Farms.

We planned to be at the meeting to speak against the zoning change, but had a last-minute conflict.

We don't oppose data centers per se, but don't think one belongs at the location between two developed neighborhoods. It belongs in an industrial park. It belongs outside of the center of town. We are already dealing with an industrial park at the western edge of Emory Farms.

It doesn't pass the "ice cream test" that city planners talk about: A vibrant neighborhood people want to live in is one where you can walk to buy an ice cream cone and walk home without it melting. In other words, what's built around the neighborhood should enrich the city and its residents. For instance Hutto Discovery Church--the nearest neighbor to the proposed data center--enriches the lives of residents beyond their parishioners. The church is the site of a weekly farmer's market. Our Emory Farms neighborhood association conducts its meetings at the church. The church reverberates a sense of community. That's what the ice cream test speaks to.

The developers are speaking tonight about protecting the neighborhood from the data center and making it attractive. How it won't create noise or traffic. Here's the deal: We welcome the noise (laughter coming from Rio Grande in our neighborhood) and the traffic (a parking lot full of smiling people in cars arriving to commune with their neighbors) as long as it promotes community. That should be the central goal of city planning.

Planning decisions should look to the future, not separate our neighborhoods one from another. The decision you make today will impact this area for years. That land will not be available to families and for community use if you zone it commercial. Chris Kelley and 79 are the middle of our city, the heart of our city. This should be an inviting area that brings us together. Will it provide community or will it be divided by a big box?

Sincerely,

Joe and Tiffany O'Connell

Round Rock Fire Department

203 Commerce Blvd
Round Rock TX 78664

INCIDENT

Incident Number	Incident Date	NFIRS Number	Incident Type
2403220004	03/22/2024	0003614	(112) - Fires in structure other than in a building

FDID	Station	Shift	District
XV510	Station 4	B Shift	R4A

Initial Dispatch Code
FIRE STRUCTURE BOX ALARM

Alarms	Working Fire?	COVID-19 was a factor
2	Yes	

Temporary Resident Involvement

Hazardous Materials Released
(0) - Special HazMat actions required or spill >= 55 gal.

Action Taken 1
(11) - Extinguishment by fire service personnel

Action Taken 2
(43) - Hazardous materials spill control and confinement

Action Taken 3
(81) - Incident command

AID

Aid Given/Received
(2) - Automatic aid received

Aided Agency	Their Incident Number

Aiding Agencies
Sam Bass Fire Department

LOCATION

Location Type
(1) - Street address

Address
1300 LOUIS HENNA Boulevard, Round Rock, Texas, 78664

Cross Street, USNG, or Directions	Latitude	Longitude	Census Tract
	30.48791885	-97.64694976	

Detector Alerted Occupant
(2) - Detector did not alert occupants

Property Use	Mixed Use
(635) - Computer center	

TIMES

PSAP Received: 05:29:53, 03/22/2024
Alarm Time: 05:31:08, 03/22/2024
Arrival Time: 05:37:30, 03/22/2024
Water on Fire Time: 05:40:00, 03/22/2024
At Patient Time:
Loss Stop Time:
Controlled Time:
Last Unit Cleared Time: 10:13:55, 03/22/2024
Total On Scene Time: 4 hrs 36 mins 25 sec
Total Incident Time: 4 hrs 44 mins 2 sec

COUNTS

Counts Include Aid Received? Yes

Suppression:		EMS:		Other:	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
14	44	0	0	3	3

LOSS

Property:
Estimated Property Losses: $2000000
Estimated Property Value: $3695280

Content:
Estimated Content Losses: $2000000
Estimated Content Value: $6000000

PERSON/OWNER

Person:
Name: Miles, Johnny
Business Name: Sabey Data Centers
Phone: (509) 846-4272
Address:

Name: Hunter, John
Business Name:
Phone: (559) 213-2734
Address:

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
GOSSARD, JAMES	909	Batt2 B	03/23/2024

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
GOSSARD, JAMES	909	Batt2 B	03/23/2024

Quality Control:

AUTHORIZATION

Name: LINCOLN, BRANDON

Authorization Date: 04/07/2024

INCIDENT NARRATIVE

DISPATCH INFORMATION

Round Rock dispatched E4, L8, E3, T3, Rsc2, and E6 to 1300 Louis Henna Blvd, the old Sears Teleserve, for a structure fire.

EN ROUTE INFORMATION

Batt2 responded code 3 from Station 4. In route, dispatch advised that there was an exterior battery cabinet on fire. Battalion 2 arrived without incident.

COMMAND

E4 had established Encompass Command. I assumed Encompass Command upon arrival.

ON SCENE INFORMATION

E4 stated that the fire was contained in a battery compartment on the D/A Corner. The business rep requested we use dry chem extinguishers if possible. When I took over command, the weather conditions were very humid with a lot of fog in the area and there was no wind. There was a small amount of light smoke coming over the wall of the structure.

I was advised by Johnny, an electrician supervisor on the project, that the area was a walled-in space with no roof that contained about 6 battery backup cabinets. Each cabinet contained 2 rows of lead/zinc batteries that utilized gel acid as the medium. The company had been experiencing issues with multiple batteries in the system, including battery leaks, dead batteries, and shorted-out batteries causing multiple batteries to be replaced.

ACTION TAKEN

When I assumed command E4 and E6 were making entry to the area in full PPE to attach the fire with their dry chem extinguishers. I announced to all units to bring their dry chemical extinguishers to E4 when they arrived on the scene. E4 advised that the dry chemical extinguishers were not going to be enough and requested a 1 & ¾" hose line. I assigned Rsc2 and Sqd2 to pull the line off E4 and to man it.

Oncor arrived and turned the power off the entire site.

Rsc2 later reported that each cabinet had a master cut-off switch. They turned off the master cutoff switch to the 4 cabinets that were not on fire. They were unable to turn off the master cut-off switch to the two cabinets that were on fire. It looked as though they had melted in the open position.

I assigned E3 to dam/dike the runoff from the fire because it contained the gel acid from the batteries. They later reported that they had used all the absorbent off E3 and a second apparatus, but the continued use of water was threatening to overrun the dam. I requested 2 Dixie dumpsters from the electrical foreman named Johnnie. He had them brought to the door.

Around 0630 I was told that the temperatures in the compartments were going down, however, they would still spike on occasion. I announced that we were going to change our strategy and we were going to monitor the conditions and see if conditions kept improving. I began releasing units with instructions to either clear and return to their district or to return to the station and do a crew swap and have the new crew return to the scene.

BC Billy Colburn came to relieve me around 0730. I set up a meeting with the general manager of the project and their head electrician and Hazmat Team lead for 15 minutes from when we spoke. I gave a pass on to BC Colburn. See the Unit narrative for BC Colburn's narrative.

DISPOSITION

BATT2 cleared with an FRT.

JG

909

Created By: GOSSARD, JAMES

Unit Reports

F120

Use: (1) - Suppression
Responding From:
Priority:

Response Delays:

Dispatch Time: 06:32:00, 03/22/2024
Enroute Time: 07:15:00, 03/22/2024
Arrival Time: 07:45:00, 03/22/2024

At Patient Time:
Clear Time: 10:13:55, 03/22/2024
In District Time:

Actions Taken:

Personnel: DENNIS KINCHELOE

Unit Narrative

I (Chief Kincheloe) responded to Sabey Data Center, located at 1300 Louis Henna for a fire investigation.

dlk937

Created By: KINCHELOE, DENNIS

F128

Use: (0) - Other
Responding From: Sta 1
Priority: Non-Emergent

Response Delays: None/No Delay

Dispatch Time: 07:27:48, 03/22/2024
Enroute Time: 07:27:48, 03/22/2024
Arrival Time: 07:47:35, 03/22/2024

At Patient Time:
Clear Time: 08:29:46, 03/22/2024
In District Time:

Actions Taken: Assist Fire Investigators

Personnel: RICKY VIRGNE

Unit Narrative

I assigned myself to the call to assist the on call investigators.

I talked with F127, and we met with F120. We discussed what happened, and they cleared me from the call.

RV 1023

Created By: VIRGNE, RICKY

F127

Use: (1) - Suppression
Responding From:
Priority:

F127

Response Delays

Dispatch Time	Enroute Time	Arrival Time
06:28:24, 03/22/2024	06:28:24, 03/22/2024	08:48:48, 03/22/2024
At Patient Time	**Clear Time**	**In District Time**
	10:13:55, 03/22/2024	

Actions Taken:

Personnel
CHARLES PAPENHAUSEN

Unit Narrative

I (Charlie Papenhausen) responded to Sabey Data Center, located at 1300 Louis Henna for a fire investigation.

dlk937

Created By: KINCHELOE, DENNIS

E5

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
05:58:23, 03/22/2024	05:58:30, 03/22/2024	06:08:11, 03/22/2024
At Patient Time	**Clear Time**	**In District Time**
	08:35:56, 03/22/2024	

Actions Taken:

Person 1: BONNEY, JOSHUA

Person 2: MIKULENCAK, SHANE

Person 3: SIMPSON, AUSTIN

Person 4: HAMILTON, RYAN

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To
Smoke, Gases/CO, Debris/Runoff

PPE Worn During Incident
Hood, Mask, Coat, Pant, Boots, Firefighting Gloves, SCBA, Structure Firefighting Helmet

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Person 4: HAMILTON, RYAN

Decontamination Procedures Completed
Used wet wipes

Person 5: ROBERTS, KYLE

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To
Debris/Runoff, Smoke, Gases/CO

PPE Worn During Incident
Boots, Hood, Structure Firefighting Helmet, Coat, SCBA, Firefighting Gloves, Mask, Pant

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Used wet wipes

Person 6: CLOSS, COLE

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To
Smoke, Gases/CO, Debris/Runoff

PPE Worn During Incident
Coat, Pant, SCBA, Hood, Mask, Structure Firefighting Helmet, Firefighting Gloves, Boots

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Used wet wipes

Unit Narrative

DISPATCH INFORMATION

Lt. Hamilton, Driver Closs, and FF Roberts arrived at work at 0630 on 03/22/2024 to find E5 had been working a fire at the data center. E5 was released to return to station 5 for crew change.

EN ROUTE INFORMATION

E5 C shift returned to the scene after crew change.

COMMAND

Batt 2 B. Colburn was now in command.

ON SCENE INFORMATION

E5 was to report on deck with T3.

ACTION TAKEN

Unit Narrative

Command determined FD was not to enter the room with the batteries and that it was the responsibility of the owners to remove the battery banks and hazmat clean up.

DISPOSITION

Engine 5 was released by Command and returned to station 5.

RH 973

Created By: HAMILTON, RYAN

TK7

Use	Responding From	Priority
(1) - Suppression	Sta 6	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:56:50, 03/22/2024		

At Patient Time	Clear Time	In District Time
	10:13:55, 03/22/2024	

Actions Taken: Cancelled en route

Personnel: TROY HIRSCH, CHAD HOSCH, CHARLES STOGNER

Unit Narrative

T7 cancelled due to needing an Aerial in the city for coverage. E5 was dispatched instead

TH 1011

Created By: HIRSCH, TROY

SBCO1

Use	Responding From	Priority
(1) - Suppression		

Response Delays:

Dispatch Time	Enroute Time	Arrival Time
05:56:50, 03/22/2024		

At Patient Time	Clear Time	In District Time

Actions Taken:

Personnel Count: 0

Q9

Use: (1) - Suppression
Responding From: Sta 9
Priority: Emergent

Response Delays:

Dispatch Time: 05:56:50, 03/22/2024
Enroute Time: 05:57:12, 03/22/2024
Arrival Time: 06:01:42, 03/22/2024

At Patient Time:
Clear Time: 06:43:36, 03/22/2024
In District Time:

Actions Taken:
Provide manpower

Person 1: DAVIDSON, JOHNNY

Patient Contact? No
Medical PPE Worn: None

Fire Products Exposed To:
Smoke

PPE Worn During Incident:
SCBA, Coat, Firefighting Gloves, Boots, Mask, Hood, Structure Firefighting Helmet, Pant

PPE Malfunction? No
Barrier Breach: No
Black Soot Around Nose:
Black Soot Around Mouth: No

Decontamination Procedures Completed:

Person 2: LUECHTEFELD, CALYSSA

Patient Contact? No
Medical PPE Worn: None

Fire Products Exposed To:
Smoke

PPE Worn During Incident:
Coat, SCBA, Boots, Firefighting Gloves, Hood, Structure Firefighting Helmet, Pant, Mask

PPE Malfunction? No
Barrier Breach: No
Black Soot Around Nose:
Black Soot Around Mouth: No

Decontamination Procedures Completed:

Person 3: WILKINS, JOHN

Patient Contact? No
Medical PPE Worn: None

Fire Products Exposed To:
Smoke

PPE Worn During Incident:
SCBA, Pant, Firefighting Gloves, Hood, Coat, Boots, Structure Firefighting Helmet, Mask

Person 3: WILKINS, JOHN

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No		No

Decontamination Procedures Completed

Unit Narrative

Q9 was dispatched on the 2nd alarm. We had moved to Gattis School & Aw Grimes for aerial south stand-by in Dist 4. As we arrived, we were requested to respond. On location, we were tasked with opening up the building on the "Charlie" side for ventilation. As we made our way up the "Bravo" side a civilian pulled up in a F-150, hopped out, and entered the building. I radioed this information to command, and the civilian quickly came back outside. I met with him to ask about access through the doors that were mid-line on the "Bravo". He called a 2nd person over and we were able to gain entry. As we entered the building, we went through two doors, at which time I told my crew to exit the building and mask up due to the toxic smell and taste of the smoke. We re-entered the building and made our way to the "Charlie" side. We opened to large roll-up doors and then IC cleared us from the scene. Q9 cleared and returned to the station.

jd942

Gear was deconned by washing in the extractor & air drying.

jd942

Created By: DAVIDSON, JOHNNY

SQD2

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
05:32:48, 03/22/2024	05:32:48, 03/22/2024	05:39:22, 03/22/2024

At Patient Time	Clear Time	In District Time
	06:37:52, 03/22/2024	

Actions Taken:

Personnel

NOLAN NICHOLS, RYAN DANDREA

Unit Narrative

Dispatch Information:

Rescue 2 was dispatched in a box alarm to this address, Squad 2 assigned themselves to this call.

En Route Information:

We responded code 3 from station 2.

Command:

Engine 4 established command.

On Scene:

Unit Narrative

Squad 2 and Rescue 2 arrived and announced they were available on the scene. Battalion 2 assigned us to stretch a line. We stretched a line off the Engine 4. Inside I assumed inside division. When I got into the electrical room, I flipped all the off switches I could find. We then knocked down the fire in the battery locker compartments. We then overhauled it. After recycling our air bottles command told us to swap out crews with the oncoming C-shift. We went to Station 2 and did PPE and personal decontamination.

1056 NN

Created By: NICHOLS, NOLAN

RSC2

Use	Responding From	Priority
(1) - Suppression	Sta 2	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:10, 03/22/2024	05:32:52, 03/22/2024	05:39:13, 03/22/2024

At Patient Time	Clear Time	In District Time
	06:42:02, 03/22/2024	

Actions Taken: Fire control or extinguishment, other

Person 1: CLASSEN, TRENT

Fire Products Exposed To: Gases/CO, Fire, Smoke, Debris/Runoff, Heat

PPE Worn During Incident: Coat, Firefighting Gloves, Boots, Hood, Mask, Pant, SCBA, Structure Firefighting Helmet

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed: Gear bagged, placed in cab, Cleaned neck, face, arms, and exposed areas, Wet brush gear with soap

Person 2: WADE, JIMMY

Fire Products Exposed To: Fire, Smoke, Debris/Runoff, Heat, Gases/CO

PPE Worn During Incident: Firefighting Gloves, Pant, Coat, Hood, Mask, Boots, Structure Firefighting Helmet, SCBA

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed: Gear bagged, placed in cab, Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Used wet wipes

Person 3: KONDOFF, JERIK

Fire Products Exposed To: Debris/Runoff, Smoke, Gases/CO, Heat, Fire

Person 3: KONDOFF, JERIK

PPE Worn During Incident
SCBA, Coat, Mask, Boots, Hood, Structure Firefighting Helmet, Firefighting Gloves, Pant

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Cleaned neck, face, arms, and exposed areas, Used wet wipes, Wet brush gear with soap, Gear bagged, placed in cab

Unit Narrative

AOS and assigned to assist with extinguishment inside the structure. R2 met with E6 and E4 and assisted with removing doors from battery cages and extinguishment and overhaul. We evacuated the structure and were released by command.

TMC 1021

Created By: CLASSEN, TRENT

BATT1

Use	Responding From	Priority
(1) - Suppression	Sta 1	Emergent

Response Delays
Distance

Dispatch Time	Enroute Time	Arrival Time
05:31:10, 03/22/2024	05:32:39, 03/22/2024	05:46:06, 03/22/2024

At Patient Time	Clear Time	In District Time
	06:35:28, 03/22/2024	

Actions Taken:
Safety Officer

Person 1: RAGO, RICHARD

Fire Products Exposed To
Smoke

PPE Worn During Incident
Coat, Pant, Boots, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
None

Unit Narrative

I responded emergent from Central Fire Station to a structure fire box alarm located at 1300 Louis Henna Blvd. I arrived on the scene and assumed safety. When I made entry into the hazard area, the fire was under control and overhaul was being discussed. I advised the incident command face-to-face of a plan Haz Mat was considering. I noticed command talking to an engineer about power to the building and asked that the crews be advised of the conversation. I was released by command and returned to quarters.

Decontamination procedures for myself:

Unit Narrative

I was only exposed to smoke. I took off my gear, placed it in the bed of my pickup, and washed it when I returned to Central. As for myself, I immediately took a shower upon returning to Central and washed my clothing.

RR 946

Created By: RAGO, RICHARD

LAD8

Use	Responding From	Priority
(1) - Suppression	Sta 8	Emergent

Response Delays
Distance

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:33:06, 03/22/2024	05:40:15, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:19:20, 03/22/2024	

Actions Taken:
Shut down system, Standby, Salvage & overhaul

Person 1: LINCOLN, BRANDON

Patient Contact?	Medical PPE Worn
	None

Fire Products Exposed To
Debris/Runoff, Smoke, Class A Foam, Fire, Heat, Gases/CO

PPE Worn During Incident
SCBA, Pant, Hood, Structure Firefighting Helmet, Boots, Firefighting Gloves, Mask, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 2: LLORENTE, NICHOLAS

Fire Products Exposed To
Gases/CO, Smoke, Fire, Heat, Debris/Runoff, Class A Foam

PPE Worn During Incident
Boots, Coat, Pant, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 3: KELLENBERGER, ROBERT

Fire Products Exposed To
Smoke, Class A Foam

Person 3: KELLENBERGER, ROBERT

PPE Worn During Incident
Hood, Structure Firefighting Helmet, Mask, Firefighting Gloves, Pant, Coat, SCBA, Boots

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Unit Narrative

DISPATCH INFORMATION-

Round Rock dispatched Ladder 8 to a reported Structure Fire at 1300 Louis Henna for a reported small fire on the exterior.

EN-ROUTE INFORMATION-

We responded from our respected Station code 3, distance and weather caused a delay. Dispatch advised that the GC was on the scene advising this was a battery fire in a cabinet on the exterior.

COMMAND-

Batt 2 had command.

ON-SCENE INFORMATION-

Ladder 8 arrived and was staged initially due to Engine 4 advising investigation mode.

ACTION TAKEN-

Batt 2 advised Ladder 8 to go ahead and spot on the A-sided and assist with outside utilities. Ladder 8 made the scene and spotted for best aerial advantage. Ladder 8 quickly walked the complex area and met up with ATMOS, they advised they would be pulling the meter to this address. After completion and confirmation utilities were shut off, I advised the incident command we were ready for another assignment. We remained in staging for some time. After the first due crews had entered, we were advised to enter and watch for hotpots. We didn't notice areas still in the lower 100 degrees, and some popping of the batteries. Some water was sprayed from the hose line previous crews had taken in. After remaining inside watching the cabinet for re-ignition we were relieved once we were getting low air. We were relieved by another company, and we exited the building. We did a quick washdown and were cleared from the scene by the oncoming crew. The oncoming crew of Steve Crew, Ryan Mattie, and Austin Simpson took our place on the scene. All units went available and returned to their respective stations.

BI965

L8 C-shift-

FF Ryan Mattei, FF Austin Simpson, and myself relieved L8 B shift on scene. We were assigned to join R2 and replace E3 B shift interior to attempt to clean out the batteries. Soon after our entry Batt2 told all units to exit with tools and close the door to the batteries. L8 then proceeded to wash down pack up and clear the scene to go available.

SC1027

Created By: LINCOLN, BRANDON

TK3

Use	Responding From	Priority
(1) - Suppression	Sta 3	Emergent

Response Delays
Distance

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:33:03, 03/22/2024	05:40:14, 03/22/2024

TK3

At Patient Time	Clear Time	In District Time
	09:38:06, 03/22/2024	

Actions Taken:
Salvage & overhaul

Person 1: LYMAN, DREW

Fire Products Exposed To
Smoke, Heat

PPE Worn During Incident
Mask, Structure Firefighting Helmet, SCBA, Coat, Pant, Boots, Hood

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 2: LOESSIN, KELLY

Fire Products Exposed To
None

PPE Worn During Incident
None

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth

Decontamination Procedures Completed

Person 3: MARTINDALE, SCOTT

Fire Products Exposed To
Smoke, Heat

PPE Worn During Incident
SCBA, Firefighting Gloves, Boots, Pant, Structure Firefighting Helmet, Hood, Coat, Mask

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Gear bagged, placed in cab

Person 4: SITTRE, KARL

Person 5: CAMPBELL, AARON

Person 6: BROWN, KYLE

Unit Narrative

DISPATCH INFORMATION

Round Rock dispatched Truck 3 to a box alarm at 1300 Louis Henna for a commercial structure.

Unit Narrative

EN ROUTE INFORMATION

Truck 3 responded code 3 from Station 3.

ON SCENE INFORMATION

Truck 3 three arrived on the scene and staged on Louis Henna.

ACTION TAKEN

Truck 3 was ordered to bring up tools to the scene, with no specific tasking. Truck 3 brought saws and tools to the Alpha side and remained on deck. After the initial fire attack recycled, Truck 3 was assigned Inside Division with Engine 5 and entered to overhaul. Truck 3 hit hot spots and ventilated the building by finding a second door. Replaced by Ladder 8 and Truck 3 was sent to swap with the oncoming shift at shift change. See the next paragraph for C-Shift's actions.

1047ATL

Truck 3 Crew was relieved by the C shift crew. We stayed on deck the entire time on scene.

We cleared with a backup.

ks939

Created By: LYMAN, DREW

E3

Use	Responding From	Priority
(1) - Suppression	Sta 3	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:09, 03/22/2024	05:32:58, 03/22/2024	05:39:31, 03/22/2024

At Patient Time	Clear Time	In District Time
	07:55:34, 03/22/2024	

Actions Taken: Hazardous materials spill control and confinement

Person 1: JOHNSON, ADAM

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To: Smoke, Heat, Debris/Runoff

PPE Worn During Incident: Mask, Coat, Structure Firefighting Helmet, Pant, Firefighting Gloves, SCBA, Boots, Hood

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No			

Person 1: JOHNSON, ADAM

Decontamination Procedures Completed

Person 2: BATENHORST, PATRICK

Patient Contact?: No

Medical PPE Worn: None

Fire Products Exposed To: Smoke, Debris/Runoff, Heat

PPE Worn During Incident: Coat, Boots, Firefighting Gloves, Structure Firefighting Helmet, Pant, Hood, SCBA, Mask

PPE Malfunction?

Barrier Breach

Black Soot Around Nose

Black Soot Around Mouth

Decontamination Procedures Completed

Person 3: DIAMOND, MICHAEL

Patient Contact?: No

Medical PPE Worn: None

Fire Products Exposed To: Smoke, Heat, Debris/Runoff

PPE Worn During Incident: Coat, SCBA, Mask, Boots, Firefighting Gloves, Hood, Structure Firefighting Helmet, Pant

PPE Malfunction?

Barrier Breach

Black Soot Around Nose

Black Soot Around Mouth

Decontamination Procedures Completed

Unit Narrative

Dispatch information:

E3 was dispatched to a structure fire commercial box alarm at 1300 Louis Henna Blvd.

Enroute information:

E3 responded C-3 from Station 3.

Command:

Incident command was established PTA by E4.

On-scene information:

E3 arrived 4th on scene and level 1 was staged outside of the complex.

Action taken:

E3 was initially told to make the scene and go on deck. E3 made the scene and was then given the task of monitoring the runoff from the extinguishment efforts. E3 advised incident command that the runoff was headed directly into a storm drain. Incident command directed E3 to damn up the area to prevent as much runoff as possible from entering the drain. E3 used multiple buckets and bags of absorbent to dike/damn the runoff up. E3 was then given the task of relieving E4 inside of the structure and told to monitor the fire area in case of a rekindling.

Unit Narrative

Disposition:

E3 was relieved by Ladder 8 and cleared from the scene by command.

AJ 1103

Created By: JOHNSON, ADAM

E6

Use: (1) - Suppression
Responding From: Sta 6
Priority: Emergent

Response Delays: None/No Delay

Dispatch Time: 05:31:09, 03/22/2024
Enroute Time: 05:32:30, 03/22/2024
Arrival Time: 05:38:33, 03/22/2024

At Patient Time:
Clear Time: 07:15:24, 03/22/2024
In District Time:

Actions Taken: Extinguishment by fire service personnel, Forcible entry

Person 1: RODRIGUEZ, JAIME

Fire Products Exposed To: Gases/CO, Smoke, Heat

PPE Worn During Incident: Pant, Mask, Structure Firefighting Helmet, Firefighting Gloves, SCBA, Boots, Hood, Coat

PPE Malfunction? No
Barrier Breach: No
Black Soot Around Nose: No
Black Soot Around Mouth: No

Decontamination Procedures Completed: Cleaned neck, face, arms, and exposed areas, Used wet wipes

Person 2: SILVA, BRADLEY

Fire Products Exposed To: Smoke

PPE Worn During Incident: Boots, Work Gloves, Pant

PPE Malfunction? No
Barrier Breach: No
Black Soot Around Nose: No
Black Soot Around Mouth: No

Decontamination Procedures Completed: None

Person 3: SANTIAGO, HECTOR

Fire Products Exposed To: Heat, Smoke, Gases/CO

Person 3: SANTIAGO, HECTOR

PPE Worn During Incident
SCBA, Pant, Coat, Hood, Boots, Firefighting Gloves, Mask, Structure Firefighting Helmet

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Used wet wipes, Cleaned neck, face, arms, and exposed areas

Unit Narrative

E6 arrived 2nd on the scene behind E4. E6 met up with E4. We were advised where the fire was and that we should use extinguishers. E6 grabbed the dry chemical extinguisher and CO2 extinguishers. E6 entered with E4. The door to the electrical structure was open. E6 and E4 used a total of 4 extinguishers which slowed down the fire. E6 located and shut off a couple of large power shutoffs and breaker panels. I found a 2nd door to the large electrical structure we were in and choked it open for better ventilation and visibility. We began working on getting the panel doors taken off that were covering the batteries on fire. while performing his driver duties, Driver Silva began googling information on the type of batteries, with little success finding general hazard information. E6 exited the structure and recycled. E6 remained on deck until released by command. E6 used Hero Wipes to decon on the scene. Driver Silva was exposed to smoke in the air as a driver. E6 began decontaminating the equipment and washing gear upon return to the station. E6 showered after the fire.

JR992

Created By: RODRIGUEZ, JAIME

E4

Use	Responding From	Priority
(1) - Suppression	Sta 4	Emergent

Response Delays
None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:08, 03/22/2024	05:33:23, 03/22/2024	05:37:30, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:47:57, 03/22/2024	

Actions Taken:
Extinguishment by fire service personnel, Salvage & overhaul

Person 1: PATENAUDE, JOHN

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To
Class A Foam, Smoke, Debris/Runoff, Gases/CO

PPE Worn During Incident
Pant, SCBA, Firefighting Gloves, Hood, Boots, Mask, Structure Firefighting Helmet, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed
Used wet wipes, Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Gear bagged, placed in cab

Person 2: O'SAIL, DANIEL

Patient Contact? No

Medical PPE Worn None

Fire Products Exposed To
Class A Foam, Debris/Runoff, Gases/CO, Smoke

PPE Worn During Incident
Pant, Work Gloves, Boots

PPE Malfunction? No

Barrier Breach No

Black Soot Around Nose No

Black Soot Around Mouth No

Decontamination Procedures Completed
Cleaned neck, face, arms, and exposed areas, Wet brush gear with soap

Person 3: SIMMONS, RAY

Patient Contact? No

Medical PPE Worn None

Fire Products Exposed To
Class A Foam, Gases/CO, Smoke, Heat, Debris/Runoff

PPE Worn During Incident
SCBA, Structure Firefighting Helmet, Hood, Coat, Mask, Pant, Boots, Firefighting Gloves

PPE Malfunction? No

Barrier Breach No

Black Soot Around Nose No

Black Soot Around Mouth No

Decontamination Procedures Completed
Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Used wet wipes, Gear bagged, placed in cab

Person 4: BRIGGS, JARED

Fire Products Exposed To
Smoke, Gases/CO

PPE Worn During Incident
Boots, Pant, Work Gloves, Structure Firefighting Helmet

PPE Malfunction? No

Barrier Breach No

Black Soot Around Nose No

Black Soot Around Mouth No

Decontamination Procedures Completed
Cleaned neck, face, arms, and exposed areas

Person 5: CONTRERAS, ROGER

Fire Products Exposed To
Class A Foam, Debris/Runoff, Dry Chemical Agent, Gases/CO, Smoke, Heat

PPE Worn During Incident
Coat, Boots, Pant, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA

PPE Malfunction? No

Barrier Breach No

Black Soot Around Nose No

Black Soot Around Mouth No

Person 5: CONTRERAS, ROGER

Decontamination Procedures Completed

Gear bagged, placed outside of cab, Used wet wipes, Cleaned neck, face, arms, and exposed areas, Wet brush gear with soap

Person 6: SMISCHNEY, TROY

Fire Products Exposed To

Dry Chemical Agent, Debris/Runoff, Gases/CO, Smoke, Class A Foam, Heat

PPE Worn During Incident

Pant, Structure Firefighting Helmet, SCBA, Firefighting Gloves, Hood, Boots, Mask, Coat

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Decontamination Procedures Completed

Gear bagged, placed outside of cab, Wet brush gear with soap, Cleaned neck, face, arms, and exposed areas, Used wet wipes

Unit Narrative

Engine 4 B-Shift

DISPATCH INFORMATION

Round Rock dispatched E4, L8, E3, T3, Rsc2, and E6 to 1300 Louis Henna Blvd, the old Sears Teleserve, for a structure fire.

EN ROUTE INFORMATION

Engine 4 responded code 3 from Station 4. In route, dispatch advised that there was an exterior battery cabinet on fire. Engine 4 a/o without incident. We were met at the front gate by an employee who stated that the battery room was on fire and pointed to where it was. Engine 4 drove to the area on the Delta/Alpha corner and we were met by the employee.

COMMAND

I established Encompass command.

ON SCENE INFORMATION

Engine 4 arrived on the scene of a mega-sized communications facility with light smoke showing. I stated that we would be in the offensive mode and also investigating. I said we would be investigating because we needed more information as to the battery type and type of extinguishment method. The employee stated the batteries were lead zinc and that we should use dry chemical extinguishers to put out the fire. Battalion 2 arrived with Engine 4 and immediately took command.

ACTIONS TAKEN

Engine 4 and Engine 6 crews made entry with type ABC extinguishers, type D extinguishers, and CO2 extinguishers. The battery room was separate from the main building, but there was a wall surrounding the battery room that was open above and continuous with the main structure. There was light to moderate smoke in the battery room with at least four of the battery cabinets fully on fire. The cabinet doors were open. Temperatures were up to 1,000 degrees Fahrenheit in the battery cabinet. Engine 6 and Engine 4 crews attempted to extinguish the fire with all three types of extinguishers. The flames would die down and then come right back when an extinguisher was empty. I informed the command that the extinguishers were not working and that we would need water. I also informed the command that we needed to be aware of any runoff and where that contaminated water would go. Squad 2 or Rescue 2 crew used a 1 3/4" line to put a small amount of water on the fire and quickly extinguished the fire. Engine 4 crew exited the structure to recycle. Command then had a face-to-face with me and stated that we would be entering the structure to watch the batteries and make sure there were no flare-ups while they decided how to proceed with the batteries. Some of the batteries were popping. I called for Class A foam from the Engine 4 driver. Firefighter Contreras put a light coat of foam over the battery cabinets. Command then ordered us out of the structure and during a face-to-face, told me that we were being relieved in place by the oncoming shift. Firefighter Contreras and I were relieved by Engine 4 C-Shift officer and firefighter. We placed our gear in an outside compartment of Brush 4 and returned to quarters for decontamination of our gear and ourselves. Engine 4 C-Shift driver and Battalion 2 took Brush 4 back to the scene where Driver Briggs was relieved and returned to quarters.

DISPOSITION

Engine 4 was relieved in place by the Engine 4 C-Shift crew and returned to quarters for decontamination.

Unit Narrative

TS 1075

Engine 4 C-Shift:

DISPATCH INFORMATION

E4C was requested to respond by Command to 1300 Louis Henna Blvd to replace the crew of E4 for shift change.

EN ROUTE INFORMATION

We responded code 1 from Station 4 in Brush4.

ON SCENE INFORMATION

We arrived on scene and swapped with E4B while doing a face-to-face.

ACTION TAKEN

We were assigned to the inside division by command. The inside division assigned us to assist with monitoring the temperatures of the batteries and hitting any hotspots with limited water use. Command advised the inside division to come up with a plan to disassemble the battery racks, E4 assisted by hauling the debris from the battery container room to the roll-off dumpsters that were placed outside the building. Command then ordered everyone out, we exited the building with our tools. Command advised to remove and bag gear, begin decontaminating, and pack up the engine. We waited on the scene until the incident command confirmed there was no further need for a suppression unit.

DISPOSITION

E4 cleared by Command.

J.Patenaude 1098 03/22/24

Created By: PATENAUDE, JOHN

BATT2

Use	Responding From	Priority
(1) - Suppression	Sta 4	Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
05:31:08, 03/22/2024	05:33:09, 03/22/2024	05:38:35, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:58:02, 03/22/2024	

Actions Taken: Incident command

Person 1: COLBURN, WILLIAM

Patient Contact?	Medical PPE Worn
No	None

Fire Products Exposed To: Smoke, Debris/Runoff

PPE Worn During Incident: None

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
No	No	No	No

Person 1: COLBURN, WILLIAM

Decontamination Procedures Completed
Cleaned neck, face, arms, and exposed areas

Person 2: GOSSARD, JAMES

Patient Contact?
No

Medical PPE Worn
None

Fire Products Exposed To
Smoke

PPE Worn During Incident
None

PPE Malfunction?
No

Barrier Breach
No

Black Soot Around Nose
No

Black Soot Around Mouth
No

Decontamination Procedures Completed
Used wet wipes

Unit Narrative

Colburn-111

I assumed command of the Sabey Data Center Fire located at 1300 Louis Henna Blvd from Chief James Gossard at approximately 0730 am on the morning of March 22, 2004. I made my way to the command post and did a face-to-face communication for pass-on from Chief Gossard. He advised me what the current situation was and the resources he had on-scene at the incident.

After assuming command from Chief Gossard I called for a face-to-face with Hazmat Operations who was Matt Tanzer off of Hazmat 6 with his entire crew along with Lt. Crew and Capt. Karl Sittre to retrieve in-depth information from crews that were working on the scene before my arrival. After a brief discussion, I determined the incident action plan we were currently in before my arrival was going to change from an offensive posture to more of a defensive posture and I immediately pulled everyone out of the Hot-zone and seized operations due to the high exposure rates and safety of my crews.

I then met with Sabey representatives and after a brief discussion about the situation I advised them to get an environmental services crew enroute for further clean-up. I had Hazmat operations run PH-paper to get readings of the water run-off around the building and within approximately 300 yards from the incident due to water running into a nearby drainage ditch. The PH reading within approximately 50 ft of the building was highly diluted by water and we received a PH of 9.

I then contacted Logistics and Battalion 1 to start a log of contaminated gear from the incident so that we could get it replaced as soon as possible. I also contacted firefighter Joe Johnson who happened to be working on air packs at the time and requested he respond with the SCBA trailer to refill bottles.

I changed the Incident Action plan to a defensive posture and met with Captain Sittre, and Hazmat Operations Tanzer, along with the Electrical Engineer with Sabey data centers. We came up with a plan of action to include the following:

1. No one entered the Hot Zone which was considered the interior of the containment wall.

Start the decontamination process of gear utilizing Battalion 1 and firefighter Sladececk, to start getting a list of contaminated items and personnel gear.

3. Hazmat operations to fly the perimeter around the building with a drone, to recon.

4. Captain Sittre to enter the main building with engineers to do a walk thru to check for any kind of smoke in the building in operation and utilize the AC unit for smoke extraction, due to the fact this was the only way to vent the main building.

5. Close all doors in the building where the incident occurred and monitor the situation for 15 to 30 minutes.

6. After the time frame is reached open the door to the building and use class D extinguishers and Dry chemical extinguishers to smother any further off-gassing of batteries.

Unit Narrative

7. Hazmat operations to notify state authorities of the situation for follow-up on the incident clean-up process.

These steps eventually got us to be able to contain the situation and stop the majority of smoke build-up in the incident building and further smoke from entering the main building.

Once the situation was stabilized the scene was handed back over to Sabey representatives to continue further necessary clean-up.

Created By: COLBURN, WILLIAM

HAZMAT 6

Use	Responding From	Priority
(0) - Other	Sta 6	Non-Emergent

Response Delays: None/No Delay

Dispatch Time	Enroute Time	Arrival Time
06:30:00, 03/22/2024	06:40:00, 03/22/2024	06:55:00, 03/22/2024

At Patient Time	Clear Time	In District Time
	09:38:14, 03/22/2024	

Actions Taken: HazMat detection, monitoring, sampling, & analysis, UAV - Assist FMO, Provide equipment, Hazardous materials spill control and confinement

Personnel: MATTHEW TANZER, BRANDON STRICKLAND, KENNETH SCHMIDT

Unit Narrative

Hazmat 6 was dispatched via face-to-face with Truck 7 who was covering District 6 while we came on for shift change. HM6 was dispatched to provide relief to Engine 6 and perform hazmat monitoring and containment.

Hazmat 6 was delayed in going en route due to personnel gathering PPE to deploy on the apparatus.

HM6 reported on the scene and made face-to-face contact with the incident command. Command directed H6 to dam water runoff coming from the structure. 10 bags of Dry Absorb were used to create a dike around the nearest storm drain. This caused water to pool up in the curb area surrounding the drain. 2 bags of dry absorb were left on the scene to reapply as needed. Two multipurpose pillows were used to block drains on the exterior of the building, proximal to the fire area.

H6 liaised with onsite staff working on the Sabey site. The staff provided H6 with a Safety Data Sheet for the involved material, Nickel Zinc batteries. H6 checked the water runoff from the building drain and the diked quantity outside the storm drain. The building runoff read a PH of 9 with no change to the oxidizer paper. The diked water read at a PH of 7. The storm drain drained to an unnamed tributary to the west lot adjacent to Sabey Data Center. The tributary reportedly led north to ultimately release into Brushy Creek. The water in the tributary was found to be pooled, with no northward flow. The water in the tributary read a PH of 7 with no change to the oxidizer paper.

H6 reported its findings and actions to the incident command. Command directed H6 to report the incident to TCEQ. H6 reached TCEQ via their 24-hour hotline. H6 provided onsite Sabey contact information. TCEQ performed all further inquiries with Sabey personnel.

H6 provided suppression staff with a Class D Extinguisher. H6 performed a drone flyover and scene recording at the request of the Fire Marshall's Office.

H6 was directed by Command to assemble an exposure report for all on-scene personnel.

H6 was released by Command.

MT1095

Created By: TANZER, MATTHEW

Fire Module

SITE INFO

Alarms: 2
Acres Burned: 0 acres
Resident Units In Bldg: Not residential
Buildings Involved: 1
Hydrant Identifier:
Estimated Water Usage: 500

ON-SITE MATERIALS

Material ID 1: (UUU) - Undetermined
Storage Use ID 1: (U) - Undetermined

IGNITION

Area of Origin: (60) - Equipment or service area, other
Heat Source: (UU) - Undetermined
Item First Ignited: (UU) - Undetermined
Fire Confined to Item?:
Type of Material First Ignited:
Cause of Ignition: (U) - Cause undetermined after investigation
Factors Contributing to Ignition 1: (UU) - Undetermined
Human Factors Contributing to Ignition: (N) - None
Est. Age of Person Involved:
Gender of Person Involved:

STRUCTURE

Structure Type: (3) - Open structure
Stories Above Grade:
Stories Below Grade:
Building Status:
Length:
Width:
Total Square Feet:
Story of Fire Origin:
Fire Spread:
Item Contributing Most to Flame Spread:
Type of Material:

Number of Stories with Damage

Minor Damage:
Significant Damage:
Heavy Damage:
Extreme Damage:
Total Stories:

PROTECTIVE SYSTEMS

Presence of Detector

Detector Type

Power Supply

Detector Operations

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System
(N) - None Present

System Type

System Operation

# of Sprinklers

Reason for System Failure

Casualty

CIVILIAN CASUALTY #1

Injured Person

Name
Tellis Hall

Gender
(1) - Male

Date of Birth

Age
35

Race

Ethnicity

Affiliation
(1) - Civilian

Injury Info

Injury Time and Date
05:30:00, 03/22/2024

Severity
(U) - Undetermined

Cause of Injury
(9) - Multiple causes

Human Factors Contributing to Injury
(N) - None

Factor Contributing 1
(NN) - None

Activity when Injured
(0) - Activity, other

Taken to Emer. Care?
Yes

Primary Apparent Symptom
(01) - Smoke inhalation

Primary Area of Body Injured

Injury Location

Location at Time of Incident
(2) - Not in area and not involved in starting the fire

General Location at Time of Injury
(2) - In building of origin, but not in area of origin

CIVILIAN CASUALTY #1

Specific Location at Time of Injury
(09) - Egress/exit, other

Story at Start of Incident
1

Story when Injury Occurred
1

Remarks

Tellis Hall discovered the fire while doing his rounds at about 05:30. He opened the door the area containing the backup batter cabinets and met a wall of smoke, inhaling some.

M12 checked him out and transported him and transported him to an unknown hospital.

JG

909

Hazmat

HAZMAT INFO

HazMat Disposition
(2) - Completed with fire service present

Civ. Injuries

Civ. Deaths

HazMat Action 1
(11) - Identify, analyze hazardous materials

HazMat Action 2
(14) - HazMat leak control and containment

HazMat Disposition
(02) - Tier Two Short term operations

# of Entries

Suit/PPE Level
(04) - Level D Firefighting turnout protective clothing

CHEMICALS

Chemical
Nickel hydroxide

CAS Number

UN Number
9140

DOT Classification

Amount Released
1 Ounces (liquid)

Container Type
(UU) - Undetermined

Capacity
1

State Released

Released Into

RELEASE INFO

Cause of Release
(5) - Cause under investigation

Released From
(1) - Inside or on structure

Story of Release
1

Population Density
(1) - Urban center - Densely populated

Which Occured First
(1) - Ignition

Area Affected
1000 Square feet

Area Evacuated
0 Square feet

Buildings Evacuated
0

People Evacuated
0

FACTORS

Release Factor 1

(UU) - Undetermined

EQUIPMENT

Equipment Involved in Release

(229) - Battery

Brand	Model	Serial Number	Year

Yvette Glover

From: Rachel Power <rachel.powa@gmail.com>
Sent: Tuesday, April 7, 2026 3:41 PM
To: Planning
Subject: Against data centers

Some people who received this message don't often get email from rachel.powa@gmail.com. Learn why this is important

Hi there, as a citizen who falls under the Hutto ISD, I'd like to submit my voice against the data centers. We know they use more water than what is being reported. It is closer to 1-5 million gallons of water PER DAY, putting pressure and strain on local water availability. https://www.eesi.org/articles/view/data-centers-and-water-consumption#:~:text=Large%20data%20centers%20can%20consume%20up%20to,water%20and%20energy%20usage%20by%20data%20centers.

We already had that issue alongside not having clean water in many of our neighborhoods. They also cause heat deserts. We already have issues with our grid. Adding to it would disastrous. https://www.cnn.com/2026/03/30/climate/data-centers-are-having-an-underrported

I believe it's been established that Hutto along with Round Rock and Pflugerville citizens do not want data centers. Please show us that you, elected by the people, are actually working for the people. Your decision should reflect our collective voice on this matter.

Best regards
Rachel Power

Yvette Glover

From: James Ray <preach2020@aol.com>
Sent: Monday, April 13, 2026 2:21 PM
To: Planning
Subject: Strongly Disapprove

Some people who received this message don't often get email from preach2020@aol.com. Learn why this is important

I strongly disapprove of building a data center 200 ft from my house.
I did not build our dream home to wake to see commercial buildings. I am investigating the possibility to filing suit against the city and board members for the following:

- **Noise Pollution:** The most frequent complaint is a "constant hum" or "whir" from massive HVAC cooling systems and, occasionally, large backup generators. This sound can be incessant and sometimes exceeds 60-90 dB, breaking local noise regulations.
- **Air Pollution & Health Risks:** Data centers often use diesel backup generators, which release harmful nitrogen oxides (

) and particulate matter (

) into the surrounding air during testing or outages, leading to potential respiratory risks.
- **Water Usage:** Data centers consume immense amounts of water for cooling. This can strain local water supplies, with some residents reporting lowered water tables in their area.
- **Light Pollution:** To maintain security, these sites operate all-night lighting, which can disrupt sleep patterns for nearby residents and disturb local wildlife.
- **Energy Grid Strain:** These facilities are highly energy-intensive, which can drive up electrical utility rates for local residents and threaten to increase reliance on fossil fuel energy sources.
- **Reduced Property Value & Aesthetics:** They are essentially large, industrial warehouses surrounded by high fences. Their presence in residential areas is often seen as a significant decline in local aesthetic and lifestyle quality.
- **Environmental Impact:** Data centers can consume millions of gallons of water annually and threaten biodiversity, with some projects encroaching on residential, natural, or historical areas.


Science, Technology and Public Policy (STPP) +8

I

Yvette Glover

From: Terry Robinson <tlrhuttotx@gmail.com>
Sent: Tuesday, April 7, 2026 5:46 PM
To: Planning
Subject: Data Center on Ed Schmidt

Some people who received this message don't often get email from tlrhuttotx@gmail.com. Learn why this is important

If the data center is approved, I suggest the the industrial looks be nixed and a design keeping with the historic nature of Hutto be used(check out the Walmart facade facing 79-Palm Valley.)

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**APRIL 7, 2026**
CITY COUNCIL ON:	**MAY 7, 2026**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) amendment request for the property formerly known as Upper Schmidt's Creek PUD, now the **Zydeco Hutto Data Center Planned Unit Development (PUD)**, 40.762 acres, more or less, of land, out of the Nathaniel Edwards Survey, Abstract No. 225, in Williamson County, located at 450 Ed Schmidt Boulevard. The proposal consists of an amendment to the previously approved PUD, resulting in a change from residential and non-residential uses to Data Center.

Name: Jarred Smith

Address: 239 Hyltin St Hutto, TX 78634

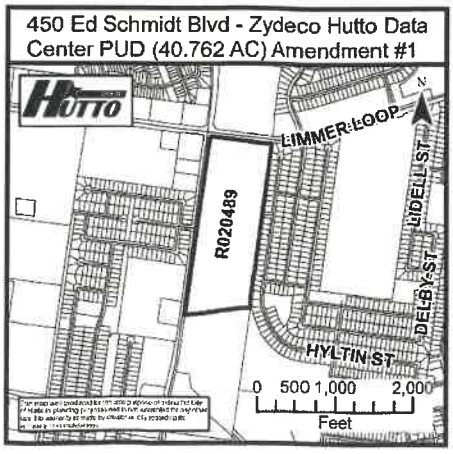
☐ **I AM IN FAVOR**

☑ **I OBJECT**

Write comments below, attach additional pages if needed.

Concern for air, sound and health quality of life.

SITE LOCATION MAP



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Name: Diane Hanson Tasto

Address: 14 Heritage Oak Ct. Lake Jackson, Tx. 77566

☑ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

As a property owner of this tract, I am very much in favor of this project.

Diane Hanson Tasto

SITE LOCATION MAP



Yvette Glover

From: Heather Thompson <hwthompson612@gmail.com>
Sent: Wednesday, April 8, 2026 7:05 AM
To: Planning
Subject: NO DATA CENTER!

[Some people who received this message don't often get email from hwthompson612@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern,

My name is Heather Thompson. I've lived in this town since I was 8 years old. I am almost 30 now. I went to Nadine, Farley (it's 2nd year open), and graduated from Hutto HS. Throughout the years I have watched my beloved home town change into a strange land I don't know. Every childhood memory I have in this town has either been torn down, built on, or erased. This town has turned into a place I do not recognize. It has saddened me so much. Please don't make it worse by building a giant unnecessary data center! This place already doesn't feel like "home" anymore. We used to be a quiet little town. We've managed to turn ourselves into a mini Austin. And it makes me sick. We do not need a data center! We do not want a data center! NO DATA CENTER PLEASE!!!! Thank you for taking the time to read my email. I appreciate it.

God bless,
Heather Walters Thompson

Yvette Glover

From: Jeran Urban <jeran.urban@gmail.com>
Sent: Tuesday, April 7, 2026 6:50 PM
To: Planning
Subject: Strong concerns with Zydeco data center on Ed Schmidt Boulevard

[Some people who received this message don't often get email from jeran.urban@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good evening, Commissioners.
My name is Jeran Urban, and I live in Hutto.

I want to express concern about the proposed land use change for the Zydeco data center on Ed Schmidt Boulevard—particularly related to infrastructure strain, property values, water usage, environmental risk, and community trust.

First, developments like this place heavy demand on water, wastewater, and electrical systems, and those impacts extend beyond the site itself. Adding such a large industrial user can strain our utilities and may require costly upgrades that ultimately fall on residents.

Next, I'm concerned about property values. Moving from residential and commercial designations to industrial use changes the character of the area and can affect both current homeowners and future growth.

Data centers are highly resource-intensive, especially when it comes to water. In Central Texas, water is not just another utility—it's a limited and increasingly strained resource.
This proposal raises important questions about daily water consumption and long-term impacts. My own water rates have already increased significantly over the past three years, and I'm concerned about adding further strain that could drive costs even higher for families like mine. Large-scale cooling systems often rely on chemical treatment and produce wastewater discharge. There are also backup generators with on-site fuel storage. Even when managed properly, these systems carry some level of environmental risk, which makes transparency, monitoring, and long-term accountability essential.

Ultimately, this comes down to trust. We're being asked to rely on long-term compliance and oversight to protect our water and our families. I have a four-year-old son, and I want to make sure his health and safety are protected as our city grows. History has shown that when safeguards fall short, communities, not corporations, bear the consequences. That's not a risk we should take lightly.

I'm not opposed to development, but it needs to be appropriate, sustainable, and fully accountable.

If we get this wrong, the consequences won't fall on the developer—they'll fall on the people who live here—and on families like mine. That's why this decision deserves more certainty than we have today and that land should be repurposed for better development opportunities for our community. Not a corporate building that provides very few jobs and does nothing but consume our resources at a cost offloaded to us.

Thank you for your time and consideration.

Regards,

Jeran Urban
512-590-1097

Yvette Glover

From: Jerry Willis <jdwillis56@gmail.com>
Sent: Thursday, April 9, 2026 3:43 PM
To: Planning
Subject: Data enter am against it

[Some people who received this message don't often get email from jdwillis56@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

May 7th
Jerry Willis
317 Hyltin st Hutto 78634
Sent from my iPhone

Yvette Glover

From: Melissa Wisian <lissawisian@gmail.com>
Sent: Tuesday, April 7, 2026 6:02 PM
To: Planning
Subject: Proposed Data Center Rezoning

Some people who received this message don't often get email from lissawisian@gmail.com. Learn why this is important

Dear Planning & Zoning committee of Hutto,

My name is Melissa Wisian and I live within the Riverwalk neighborhood off of Chris Kelly boulevard. I have heard of the developer proposal to rezone residential land for a data center. I am strongly against this idea and would like to provide you reasons as to why we shouldn't make this change. Please find the reasons outlined below:

1) During the snowpocalypse of 2021 much of Riverwalk, including our house, lost power and was without power for almost a full week. We have also experienced brown and black outs. These are times we have already not been prepared for impacts to our power grid and electricity usage, and adding a data center certainly will not help. It will also increase the pricing of energy to the citizens of Hutto during already a difficult time for everyone's pockets.

2) Data Centers need a lot of water. Whether the water is a closed system that "only impacts the center" or an open one that shares pollutants to nearby residents, it will use up a large amount of water. While it might not get as dire as what's happening to Corpus Christi at this time, there's still no reason to go this direction. I'd prefer we use our water for our farm land and for our residential businesses and housing versus a data center.

3) This will not bring jobs to Hutto and will not positively impact housing prices. If we're going to rezone our land for anything, can it please be for something that benefits the people of Hutto? Data Centers don't need many people to run and do not bring about prosperity around them. If anything they bring issues of noise pollution and other risks.

There are likely many more reasons I could share, but the bottom line is that we should NOT let this data center proposal pass. I don't even have kids, but think about the potential impacts on Hutto's children!

Thanks for taking the time to read this and hope you have a nice day!
Melissa Wisian
120 Denton Dr, Hutto, TX 78634

Yvette Glover

From: Evelyn Ynfante <evelynynfante@rocketmail.com>
Sent: Tuesday, April 7, 2026 5:21 PM
To: Planning
Subject: Opposition to Proposed Data Center Plan in Hutto

Some people who received this message don't often get email from evelynynfante@rocketmail.com. Learn why this is important

Dear Sir/Madam,

I am writing to formally convey my objections to the proposed Data Center plan as a resident of Hutto. I kindly ask for my concerns to be carefully reviewed and considered. Thank you for your attention to this important issue. Sincerely,
Evelyn Ynfante

Yahoo Mail: Search, Organize, Conquer

Yvette Glover

From: J.J. Z.R. <jzayasjrosario@gmail.com>
Sent: Saturday, April 11, 2026 7:00 PM
To: Planning
Subject: Zoning amendment - Zydeco Hutto Data Center PUD

Some people who received this message don't often get email from jzayasjrosario@gmail.com. Learn why this is important

Dear Planning and Zoning Commission and City Council Members,

I Jimmy Zayas Jr and my wife Jennette M. Rosario, including our 3 kids, residents of the City of Hutto since October of 2014. Our home address is 119 Anderson St, Hutto, TX 78634.

We strongly oppose the proposed amendment request for the property formerly known as Upper Schmidt's Creek PUD.

Below we share several documented technical and environmental facts explaining why these facilities (data centers) are ***incompatible with residential zones or near residential zones.***

1. Acoustic and Noise Pollution - Data centers are rarely silent. They require massive cooling systems that run 24/7 to prevent servers from overheating.

- **Constant Low-Frequency Hum:** Cooling fans and HVAC systems generate a persistent low-frequency drone. ***Research indicates this "hum" can travel up to two miles*** and is often not blocked by standard sound barriers or residential windows.
- **Decibel Levels:** Operational noise can reach levels between 60 and 90 decibels. For context, ***85 decibels is the threshold where hearing damage can begin*** over long-term exposure.
- **Health Impact:** Persistent low-frequency noise has been linked to sleep disturbances, increased stress, migraines, and even cardiovascular issues for nearby residents.

2. Massive Resource Consumption - A data center's **"diet"** of water and electricity can significantly **strain local municipal resources**.

- **Water Scarcity:** A single large-scale facility can consume 1 to 5 million gallons of water per day for evaporative cooling. In many regions, this competes directly with residential water needs, ***leading to increased utility rates for homeowners.***
- **Energy Grid Strain:** "Hyperscale" data centers (those built for modern AI) can consume as much electricity as 100,000 households. This surge in demand often forces utility companies to raise rates for the entire community to fund infrastructure upgrades.

3. Air Quality and Health Risks - While the servers themselves don't emit smoke, their support systems do.

- **Backup Generators:** Data centers are required to have 100% power redundancy, usually provided by large diesel or gas generators. ***Monthly testing and emergency use of these generators release nitrogen oxides (NOx) and particulate matter.***
- **Concentrated Pollutants:** Some communities near large data hubs have reported nearly an ***80% increase in nitrogen dioxide levels, which can exacerbate asthma and other respiratory conditions.***

4. Visual Blight and Light Pollution - Residential areas are typically designed for human-centric aesthetics, which data centers do not share.

- **"Grey Box" Architecture:** Most facilities are windowless, monolithic concrete structures that can span hundreds of thousands of square feet, ***negatively impacting local property values and neighborhood character.***
- **24/7 Illumination:** For security purposes, data centers are often brightly lit throughout the night. This contributes to light pollution, which can ***disrupt the circadian rhythms of residents and local wildlife.***

5. Infrastructure and Traffic - Construction Phase: Building these facilities will involve years of heavy machinery, road closures, and increased truck traffic in areas not originally designed for industrial-scale logistics.

- **Urban Heat Island Effect:** The massive amount of heat rejected by data center cooling towers into the local atmosphere can contribute to a localized "heat island," potentially ***raising the ambient temperature of the immediate surrounding area by several degrees***.

Please consider the health and safety of the families that live in this neighborhood.

Kind regards
The Zayas Rosario Family