



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 7, 2026 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

All members of the Planning and Zoning Commission were in attendance

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 7, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No one to speak in public comment

4. MINUTES

4.1. Consideration and possible action of the meeting minutes for the regular scheduled Planning and Zoning meeting held on February 3, 2026.

A motion was made by Vice Chair Tony Wertz to approve the Planning and Zoning Commission meeting minutes from February 3, 2026 as presented, seconded by Commissioner Norman Delay.

Motion Passed 7 Ayes to 0 Nays

5. CONSENT AGENDA

5.1. Consideration and possible action on the Amending Plat of the Maldonado Subdivision, 8.01 acres, more or less, of land, 4 lots, located on Limmer Loop.

Staff presented the applicant's request for the Amending Plat of the Maldonado Subdivision, 8.01 acres, more or less, of land, 4 lots, located on Limmer Loop.

A motion was made by Commissioner Hazel Sherrod to approve item 5.1 with the condition that the signature sheet is updated to Director Howard Koontz, seconded by Vice Chair Tony Wertz.

Motion passed 7 Ayes to 0 Nays

6. AGENDA ITEMS

- 6.1. **Old Business: Consideration and possible action on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.**

Staff presented applicant's request on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.

Public comments from the following: Monica Key 134 Green Fire Lane in Durango subdivision — issues with the developer trying to transfer additional maintenance to the HOA , specifically the Easement. issues with detention ponds not adequately cleaned or maintained, drainage issues.

Shauna Wills — 332 Durango Downs- wants Transparency for what the HOA is responsible for.

Xavier Garza-Engineer of record for the application, states there is no change to the HOA's maintenance obligations.

Request from Commissioners to have the original plat seen by Legal and to clarify if HOA is responsible for open space. A motion was made to table item 6.1 by Vice Chair Tony Wertz to the next regular scheduled Planning and zoning meeting in May, seconded by Commissioner Hazel Sherrod.

Motion passed 7 Ayes to 0 Nays

- 6.2. **Conduct a public hearing and consider possible action on the Penske Hutto Preliminary Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard.**

Staff presented the applicant's request on the Penske Hutto Preliminary Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard. Applicant was present.

The public hearing opened at 7:41 PM

Catherine Meek 108 David Drive asked what the property was zoned as, and it is Commercial B2 and correct acreage

Public hearing closed at 7:43 pm.

A motion was made by Commissioner Norman Delay to approve the Penske Hutto Preliminary Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard with the comment that the license agreement is finalized prior to recording, seconded by Commissioner Brian Kennard.

Motion passed 7 Ayes to 0 Nays

Public hearing was reopened at 7:47 pm

Jeremy Carter 102 Comb Road urged to reconsider what they are going to produce there as opposed to what kind of sustainable impacts. tax incentives.

Public Hearing closed at 7:48 pm

- 6.3. Consideration and possible action on the Penske Hutto Final Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard.

A motion was made by Vice Chair Tony Wertz to approve the Penske Hutto Final Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard as written, seconded by Commissioner Brandon DeLeon. Amy Chavez with Pape Dawson Engineer of Record, in attendance.

Motion passed 7 Ayes to 0 Nays

- 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

Director Howard Koontz presented the applicant's request on the Zydeco Data Center, request is to amend city's future land map. Gave a presentation to Commissioners and residents.

Wes Gilmer a principal with Zydeco Development made a presentation.

The public hearing opened at 8:30 PM

Nick Crane 1013 Vanderau Road, David Garza 422 Emory Farm Creek, Brett Sutton 102 Golden Lane, Nick Choi Hyltin Street, Catherine Meek, Andrew Walsh, Hannah Miller 319 Black Bear Drive, Alexander Sellers 208 Brookside street, David Caballero 717 Gray Fox loop, Nick Clark, Charmaine Hadley 1010 Needle Loop, Dennis Kaufman Emory Farms, Helen Kaufman 100 Emory farms, Cameron Harvey 120 Denton Drive, Radda Jenkins 705 East Street, Riley Pruitt 2023 Matlock Circle, Lisa Zacharia 212 Blue Drive, Mark Lyons 304 Westfield Street, Sally Leon 304 Westfield, Christian markowitz 700 North Emory Cove, Christine Benson 701 Gray Fox Loop, Kristi Yal 528 Emory Crossing, Sara Near, Joseph Cortez Balsam Street, Cassie Cans 223 Hyltin Street, Colby Taylor 1204 Round Cove, Robert Rosenberry 227 Dale Street, Gary Oldham 2928 Clinton Place, Richard Booth 109 Emory Stable Drive, Mathew Martin 228 Hyltin Street, Katie Martin 228 Hyltin Street, Brent McGirk 301 Brookside Street, Brian Schaffner 701 Gray Fox Loop, Pam Lawrence 400 Farm Creek Drive -

All spoke about noise concerns, electricity issues and citywide grid problems, neighborhood property value going down, environmental and health issues, lack of water throughout the city, the need for money to come into the city through grocery stores, shopping etc and lack of community atmosphere..

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

Seven-minute recess at 10:43 pm reconvened at 10:51 PM

The public hearing opened at 11:02 pm

- 6.6. Consideration and possible action on the 2026 Planning & Zoning Commission CIP Recommendation

A motion was made by Commissioner Hazel Sherrod to approve the 2026 Planning and Zoning Commission CIP recommendation as presented, seconded by Commissioner Cory Hall.

Motion passed 7 Ayes to 0 Nays

- 6.7. Presentation Only: by the Hutto City Council's ad hoc committee for the City of Hutto's Unified Development Code and Engineering Design Manual amendment

No action

7. DEVELOPMENT SERVICES DIRECTOR REPORT

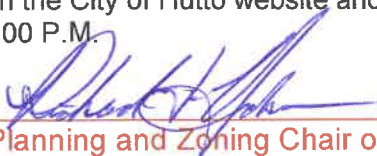
8. REQUESTS FOR FUTURE AGENDA ITEMS

9. ADJOURNMENT

The meeting was adjourned at 12:46 AM

10. CERTIFICATION

I certify that this notice of the April 7, 2026 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 2, 2026 before 5:00 P.M.



Planning and Zoning Chair or Representative