



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 5, 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

The members of the Planning and Zoning Commission in attendance were : Hazel Sherrod, Tony Wertz, Norman Delay and Rick Hudson

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 May 5, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There were no public comments

4. MINUTES

4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on April 7, 2026

A motion was made by Vice Chair Tony Wertz to approve the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on April 7, 2026, seconded by commissioner Norman Delay.

Motion passed 4 Ayes to 0 Nays

5. CONSENT AGENDA

none

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.

Manny presentation beginning at 7:04 PM

Staff recommends approval as presented. Discussion began at 7:07 PM.

Chairman Hudson asked for advice from legal on this from when they tabled it last. Sherrod wanted to know if that lot was going to be maintained by the HOA. Turning it into the drainage easement means that the city need. The developer should make the necessary improvements before the HOA takes over. Chairman questions who is paying for the monument sign; Vice Chairman Wertz

Debra Legal Counsel mentioned that they don't represent the HOA or give legal advice to them. Manny answered the question last time, was it to be open space. It is not the purview of the P&Z and so it is ministerial and therefore it does not allow you to reject if it is code compliant.

Vice chair said that the plat notes didn't specify if it was the owner of the HOA or the city's purview?

Chairman is looking at it from the perspective of if they want to subdivide the property without their approval.

The developer MR. Anderson presented: @ 7:12PM he mentioned that he can deed it or sell it however he would like. He is now the President of the HOA. All they are trying to do is subdivide the property. Instead of doing an easement to the HOA and if the HOA doesn't want it then they can knock down the entrance monument. The HOA has been maintaining for over the past two years. And is an ownership issue and taxing issue.

Chairman is saying: The board is looking at the property for perpetuity.

Developer: If this denied then they will reapply and not waive HB3157.

Sherrod asked the developer if the HOA is coming on Mr. Anderson's property to maintain the sign.

7:17 PM A motion was made by Commissioner Hazel Sherrod to recommend approval of the Durango Farms PH1 lot 2A block A replant 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660, as written, seconded by Commissioner Norman Delay.

Vote @7:18 PM with a unanimous recommended approval 4-0.

6.2.

Public Hearing, consideration and possible action on the Hutto Residential / Residence Inn PUD application.

7:18 PM Public Hearing begins

Manny presentation begins at 7:19 PM

Open the Public Hearing @ 7:23 PM

Speaker Stella Roberts of representing Hutto Discovery Church and wants to know the traffic pattern of the property. Was asked to report back the proposed traffic flow to the area

Manny mentioned that the traffic will flow through Hansons corner on the north and south side of Taco Casa.

Chris Nickles with Brady and Hamilton – Representing Shay developer
Using existing curb cuts and has eliminate windows in the top of the hotel so there is

not overlooking adjacent property owners.

Mr. Nickles thanked the commission for hearing this tonight and mentioned that this is a small site and is why they are requesting the 10 foot variance for the Meeting space is intended to be used by the guests on site and therefore not hosting conventions. His client does a lot of development across the state and in Lake Travis Area. They are seeing a lower need for parking due to ride shares and provided sourced data.

Roberts mentions the issues of Ed Schmidt Blvd current traffic flow. Asked the proposed occupancy (113 rooms).

Closed the PH at 7:29 PM

Open Discussion

Sherrod does not have an issue with this there is plenty of overflow parking Chairman's issue with the parking is with the guests that are not uber-ing and that some will be parking in the area. They are in active discussions with Home Depot for a shared parking agreement. Discussion in number of spaces and how much they will need to compensate adjacent property owners. They want to be good neighbors and ensure that there is adequate parking.

Vice Chairman Wertz asked how tall the parking garage is at Co-Op. Is there a fence proposed?

Director Koontz mentioned that there is only about 450 feet structure to structure.

Chairman Hudson is asking the question of appropriateness. Should they approve this because this is mainly focused on the request of two variances... Why are they seeing this?

Nickles stated that they began discussions with the city in 2024. They were instructed by prior staff to do a PUD and that they were aware of the ZBA's role in this.

Manny clarified – that this was based on prior discussions with staff prior to Director Koontz and Manny taking their roles.

106 parking spaces proposed (city's code requires 135.6); maxed out on the impervious cover.

Sherrod – could the hotel be approved as presented? Concurrent variances are allowed for PUD zoning. You can draw your project per the PUD zoning (in words or rendering) as stated in the staff report it is for innovation and flexibility of design. Does not fit the prescriptive of the UDC. There would be no need to go to ZBA for variances since the PUD is coming before the P&Z to recommend to CC.

Chairman said that they would be taking this off the ZBA plate, they are not pleased to approve as is and they are also not wanting to send them back to ZBA. Asked if they could remove the 4th floor and rooms to decrease the request, so that there could be a compromise.

Nickles commented on that if they were to remove the windows on the northside of the 4th floor and the reduction of the rooms would make the project not financially feasible.

Mentioned that the metrics for ZBA approval or denial may have been items that ZBA would have not been able to approve them and the other items that may have come up with architectural and other items that could have made it difficult.

Vice Chairman Wertz says that we have a viable developer and we need another hotel. He is open to seeing this be brought forward and nothing has ever been presented for this property. The trend is that people in Hutto do not want tall buildings and this is one of the best uses for this small piece of property.

Chairman's shared parking agreement negotiations is the height issue and if the

references content. Sherrod asked what if there is a special meeting. There will be a separate meeting just to discuss this on the agenda when they are ready. There is a lot to edit and the subcommittee did not do much, and they are not impressed.

August would be more approachable, if Chairman Hudson presents the redlined version to the commission and then have a work session in June or July to review. Pushing it out to August gives them more time to review.

If Howard can give a call to Chairman in two weeks. Or wait till the June meeting at the meeting and then he can let the council know when it is going to be presented to council.

Sherrod would like to make sure that the members that are rolling off, and asking council to appoint two replacements now so that council can bring someone on as an ex-officio earlier with a start date of July 1st. Shadow and listen.

Howard – for scheduling could we do a special work session to discuss the UDC in the executive conference room. We may need more than one work session, we can settle on the second Tuesday in June 9th at 6pm for the initial work session.

7.2. **State & national planning conference attendance**

Budget Season – floated the question for the desirer and availability for commissioners to attend the following:

1st will be TX APA end of October or early November in Amarillo. Two staff to attend

2nd will be the National Conference in late April next year in Houston. Other two staff to attend

Would like to have a some spots

8. **REQUESTS FOR FUTURE AGENDA ITEMS**

Possible Work Session on June 9th

9. **ADJOURNMENT**

meeting closed at 8:38 PM.

10. **CERTIFICATION**

I certify that this notice of the May 5, 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 29, 2026 before 5:00 P.M.



Planning and Zoning Chair or Representative

adjacent hotels are shorter? The variance for other hotels was covering of the mechanical equipment and not the full build.

Vice Chairman Wertz asked is they could accommodate 55 feet tall?

Nickles said that he was not sure what the minimum height is for this property. Residence Inn's have taller ceilings in the rooms. Architectural and Engineering components require certain brand of products a certain way.

Chairman asked for 50 feet, but Nickel's asked if they can make sure City Council knows that they sought 55 feet.

They are taking the necessary precautions for privacy with the lesser windows, concrete wall, landscaping and buffering.

What is the best use for the piece of property?

Will have a restaurant and a bar. RV or trailer parking – should not be able to get in there.

Sherrod mentioned that the size of the property causes a hardship and that there is a need for the city of Hutto to have another hotel. It does not cause harm or safety issues to the public or property owner next door. Getting overflow parking with Home Depot.

Howard mentioned to clarify that the guest rooms windows will be removed if they are within 120' or less from the north property line.

Motion at 8:03 PM – made by Vice Chair Tony Wertz recommending approval of the PUD with the height for 55 foot and 0.9 parking spaces per room. Seconded by Commissioner Norman Delay.

Chairman Hudson proposed a friendly amendment that the parking negotiation status is presented to council at the June 4, 2026 CC Meeting.

Vote at 8:06 PM recommended approval 3-1.

7. DEVELOPMENT SERVICES DIRECTOR REPORT

7.1. Progress and schedule discussion of the UDC rewrite

Director Koontz presents at 8:06 PM and wants to know how things are going and should we lengthen it? You would be voting on the final draft at the second meeting in June? Wants to be able to write something down. They should have made it to the 5/7/ CC meeting. Hudson mentioned that they didn't only want 35 days...?

Mentioned that the library advisory board wanted to provide some specifics in the UDC for accessibility. Commissioner is handling that and will discuss that at the June 2nd meeting. Bring the other boards and commissions.

Hudson said that what was presented in 2024 had some issues and the consultants that edited it presented garbage. It needs to be a word document with track changes so that they could see who is changing what.

Council presented 6 pdfs and it was "redlined" no way to tell what was actually changed by council. Needs to be tracked in one location. 22% complete after getting it to an editable format and has put in about 6 hours and trimming it down got it to about 88 pages.

Would y'all like to phase it? Hudson does not like the phasing because of the cross