



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 1, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting was called to order at 7:01pm

2. ROLL CALL

Tony Wertz, Randal Clark, Rick Hudson, Susanna Boyer, James Weaver, and Jerica Lawyer were in attendance. John Klein was absent. Members of the City of Hutto in attendance were: Ashley Lumpkin, Executive Director of Development Services, Ashby Grundman, Director of Planning, Samuel Ray, Director of Engineering, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No Public Comment

4. AGENDA ITEMS

4.1. Consideration of a public hearing on the proposed Hutto Narrows Preliminary Plat, 38.66 acres, more or less, of land, 2 lots, located on CR 137 and FM 1660 South.
Applicant pulled item from Agenda prior to meeting. Public hearing opened at 7:01 pm and Closed at 7:01pm.

4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 4, 2021.
Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 4, 2021 as written, seconded by Commissioner Rick Hudson. Motion Passed 6 Ayes to 0 Nays.

4.3. Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Preliminary Plat, 52.319 acres, more or less, of land, 2 lots, located on Innovation Boulevard.
Public hearing was opened at 7:09pm and closed at 7:09pm. Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Titan Innovation Business Park Phase II Preliminary Plat, 52.319 acres, more or less, of land, 2 lots, located on Innovation Boulevard. With condition that staff comments are addressed, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays

4.4. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 1 Block 1 Final Plat, 5.670 acres, more or less, of land, 1 lot, located on Innovation Boulevard.
Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed

Titan Innovation Business Park Phase II Lot 1 Block 1 Final Plat, 5.670 acres, more or less, of land, 1 lot, located on Innovation Boulevard with condition that staff comments be addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.5. Consideration and possible action on the proposed Covered Bridge Phase I Final Plat, 25.88 acres, more or less, of land, 120 residential lots, located on FM 1660 South.
Crystal Kenzie address unknown spoke of concerns on flooding, drainage into Lake Side, access road for truck access is horrible, make fencing line up with current fence so maintenance is easy and nothing gets in between, and monitor construction hours. Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Covered Bridge Phase I Final Plat, 25.88 acres, more or less, of land, 120 residential lots, located on FM 1660 South with condition that staff comments are addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.
- 4.6. Consideration and possible action on the proposed Durango Farms Phase I Amended Plat, 10.646 acres, more or less, of land, 10 residential lots, located on FM 1660 North and Mager Lane.
Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Durango Farms Phase I Amended Plat, 10.646 acres, more or less, of land, 10 residential lots, located on FM 1660 North and Mager Lane with the condition that staff comments are addressed, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.
- 4.7. Consideration and possible action on the proposed Durango Farms Phase II Final Plat, 22.659 acres, more or less, of land, 112 residential lots, located on FM 1660 North and Mager Lane.
Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Durango Farms Phase II Final Plat, 22.659 acres, more or less, of land, 112 residential lots, located on FM 1660 North and Mager Lane with the condition that staff comments are addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.
- 4.8. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District Transportation Facility at 4035 FM 1660 North, 165 acres, more or less, of land, to allow a reduction in the required landscaping and building elevations.
Public hearing was opened at 7:42pm and closed at 7:42pm. Commissioner Randal Clark made a motion to allow reduction in building elevation but deny reduction in the landscaping reduction request seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.
- 4.9. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto ISD Stadium), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping.
Public hearing opened at 7:52pm Closed at 7:52pm Commissioner Rick Hudson made a motion to postpone the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto ISD Stadium), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping to next meeting in July, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays

- 4.10. Consideration of a public hearing and possible recommendation of a Planned Unit Development (PUD) amendment request for the property known as Cottonwood Creek Planned Unit Development (PUD) Amendment #4, 370.36 acres, more or less, of land, located on CR 199.

Public hearing opened at 8:02pm closed at 8:02pm. Commissioner Rick Hudson made a motion that no more than 10 % of the homes greater than 12ft encroachment can be in the same area, upgrades to garage door, front door and larger tree in front yard will be required, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 4.11. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014, Edition, as amended), Chapter 16, Article 16.02 Unified Development (UDC) Chapter 2, Sections 10.203, Development Review Process and 10.204.2 Effective Date and Expiration, repealing conflicting ordinances and resolutions and establishing an effective date.

Public hearing opened at 9:19pm closed at 9:19pm Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014, Edition, as amended), Chapter 16, Article 16.02 Unified Development (UDC) Chapter 2, Sections 10.203, Development Review Process and 10.204.2 Effective Date and Expiration, repealing conflicting ordinances and resolutions and establishing an effective date, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Council approved the Contract for the Comp plan

Commissioner James Weaver announce he is resigning from this Board.

6. ADJOURNMENT

Meeting was adjourned at 9:30 pm


Chair- VICE - CHAIR
RICHARD J. HUDSON