



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, July 6, 2021 at 7:00 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

7:07PM

2. **ROLL CALL**

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Bryan Lee, Jerica Lawyer and Kurt Schwerdtfeger. Randal Clark and Susanna Boyer were absent.

3. **PUBLIC COMMENT – Tony Wertz thanked the commission and stated it was a pleasure working with them all.**

4. **AGENDA ITEMS**

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 1, 2021.

Commissioner Jerica Lawyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 1, 2021 as written, Seconded by Commissioner Bryan Lee. Motion passed 4Ayes to 0 Nays.

- 4.2. Consideration and possible action on the proposed Hutto Independent School District Maintenance Facility Final Plat, 159.84 Acres , more or less, of land, 3 lots, located at FM 1660 North.

Commissioner Bryan Lee made a motion to accept the proposed Hutto Independent School District Maintenance Facility Final Plat, 159.84 Acres , more or less, of land, 3 lots, located at FM 1660 North as recommended by staff, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Hutto Crossing Phase 4 Sec 9B Amended Plat of Lot 39, 45, and 48 Block M, 12.85 acres, more or less, comprised of 3 lots, generally located south of the southwest intersection of Knowles Drive and SH 130 frontage.

Commissioner Kurt Schwerdtfeger made a motion to accept on the proposed Hutto Crossing Phase 4 Sec 9B Amended Plat of Lot 39, 45, and 48 Block M, 12.85 acres, more or less, comprised of 3 lots, generally located south of the southwest intersection of Knowles Drive and SH 130 frontage with the staff recommended that all comments are addressed prior to recordation, seconded by Commissioner Bryan Lee. Motion passed 4 Ayes to 0 Nays

- 4.4. Consideration of a public hearing and possible action on the proposed Hutto Narrows Preliminary Plat, 38.658 acres, more or less, of land, comprised of two lots, generally located at the southwest corner of FM1660 South and CR 137.

Public Hearing was opened at 7:18 PM and Closed at 7:18 PM. Commissioner Bryan Lee made a motion to accept the proposed Hutto Narrows Preliminary Plat, 38.658 acres, more or less, of land, comprised of two lots, generally located at the southwest corner of FM1660 South and CR 137 with the staff recommendation of the TIA be updated prior to final plat approval and recordation including a right turn lane along FM 1660 and CR137, Riparian Setback will be required along the 100 Year flood plain. Due to the drainage area of Brushy Creek the Riparian Setback will be 125 feet. No structures can be built within the Riparian Setback. Applicant shall provide access/driveway exhibit with the Final Plat submittal, seconded by Commissioner Jerica Lawyer. Motion passed 3 Ayes to 1 Nay.

- 4.5. Consideration and possible action on the proposed Brooklands Section 6 Final Plat, 21.5859 Acres, more or less, of land, 102 lots, located east of the CR137 and Brooklands Blvd. intersection.

Commissioner Bryan Lee made a motion to accept the proposed Brooklands Section 6 Final Plat, 21.5859 Acres, more or less, of land, 102 lots, located east of the CR137 and Brooklands Blvd. intersection with staff recommendation of the signature blocks for staff and planning and Zoning Commission be updated, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible action on the proposed Highlands of Hutto Preliminary Plat, 12.71 acres, more or less, of land, comprised of two lots, generally located north of Limmer Loop and east of Sherman Street.

Public Hearing was opened at 7:32 PM Kelly Hogenson -303 Finley Street, Gina Chen - 205 Finley Street, Heather Couture- 111 Finley Street and Justin Couture -111 Finley Street all spoke on concerns of sound, light issues, traffic, flooding, public easement issues, and property values.

Public Hearing was closed at 7:46 PM. Commissioner Bryan Lee made a motion to accept the proposed Highlands of Hutto Preliminary Plat, 12.71 acres, more or less, of land, comprised of two lots, generally located north of Limmer Loop and east of Sherman Street with staff recommendations of lot count and minor updates will be included on the plat prior to Final Plat approval and The TIA scope and study shall be submitted with the Final Plat, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 4.7. 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.

Open to public at 8:01 PM and Closed at 8:01 PM. Commissioner Kurt Schwerdtfeger made a motion to approve the reduction to 50% of the required tree count for Hutto ISD Memorial Stadium with the requirement that an additional 37.5 caliper inches of trees be provided immediately and then an additional 150 caliper inches of trees be provided to bring the site up to the 50% requirement including the 34 new trees and 10 existing trees that are part of the current construction, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.

- 4.8. Consideration of a public hearing and possible recommendation on Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and associated parking requirements.

Public hearing was opened at 8:40 PM Grant Thompson -113 Rochester Lane- spoke on concerns for flooding, property value, traffic and had a petition that was signed by people who were not notified. Closed at 8:43 PM. Commissioner Jerica Lawyer made a motion to accept staff recommendation on Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and associated parking requirements with a 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall; Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard. For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required, Seconded by Commissioner Kurt Schwerdtfeger. Motion passed 3 Ayes to 1 Nay.

- 4.9. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage.

Public Hearing was opened at 9:12 PM and Closed at 9:12 PM. Commissioner Jerica Lawyer made a motion to have staff review banner verbiage and check with other municipalities on their banner sign time frame, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays

- 4.10. Consideration of a public hearing and possible recommendation on a zoning change request for Carver Ridge from General Commercial (B-2) to Multi-Family (MF), generally located east of the southeast corner of FM 1660 South and CR 137.

Public hearing was opened at 9:31 PM and closed at 9:31 PM. Commissioner Kurt Schwerdtfeger made a motion to accept staff recommendation on a zoning change request for Carver Ridge from General Commercial (B-2) to Multi-Family (MF), generally located east of the southeast corner of FM 1660 South and CR 137 with staff recommendation that the current Traffic Impact Analysis is used to determine if there are any further right of way modifications along FM 1660 South and CR137 seconded by Commissioner Bryan Lee. Motion passed 4 Ayes to 0 Nays

- 4.11. Consideration of a public hearing and possible recommendation on the proposed zoning change request for Aspen Heights Planned Unit Development (PUD) from SF-1 (Single Family) to PUD (Planned Unit Development) for single-family detached condo,

36.624 acres, more or less, of land, located on FM 1660 South.

Public Hearing was opened at 9:44 PM. Perry Savard -1007 Stewart Drive spoke about concerns on flooding, traffic issues, connection issues between Glenwood and Aspen Heights, closed at 9:54 PM. Commissioner Kurt Schwerdtfeger made a motion to approve the PUD with the following variances: Dwelling units to be between 5-7 units per acres, Building Setbacks to be Front: 20', Garage:20', and Rear 10', and Garage may not protrude no more than 6' in front of façade, seconded by Commissioner Bryan Lee. Motion passed 4 Ayes to 0 Nays.

- 4.12. Consideration of a public hearing and possible recommendation on a zoning change request for Chandler Road Parkade from ETJ/SF-R to General Commercial (B-2) for an approximate 15.38 acre side, more or less, generally located at the northwest corner of FM1660 North and Chandler Road.

Public hearing was opened at 11:13 PM closed at 11:14 PM Commissioner Bryan Lee made a motion to approve possible recommendation on a zoning change request for Chandler Road Parkade from ETJ/SF-R to General Commercial (B-2) for an approximate 15.38 acre side, more or less, generally located at the northwest corner of FM1660 North and Chandler Road, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Staff asked if they were happy with packets in paper form or would they like flashdrives? They all agreed to keep getting paper packets.

6. ADJOURNMENT

Adjourned at 11:52 pm

7. CERTIFICATION

I certify that this notice of the 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 July 2, 2021 at 5:00 P.M.


Chair