



City of Hutto

Minutes

**Planning and Zoning Commission
Tuesday, August 3, 2021 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

7:00PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Jerica Lawyer, Kurt Schwerdtfeger, Randal Clark, Susanna Boyer and David Meyer. Bryan Lee was not in attendance.

3. PUBLIC COMMENT

No public Comment

4. AGENDA ITEMS

4.1. Consideration and possible action of the appointment of the Planning and Zoning Commission Chair and Vice Chair Positions.

Commissioner Susanna Boyer made a motion to appoint Rick Hudson as Chair of Planning and Zoning Commission, seconded by Commissioner Jerica Lawyer. Commissioner David Meyer recused himself with this being his first meeting and not having previously met anyone. Motion passed 5 Ayes to 0 Nays.

Commissioner Susanna Boyer made a motion to appoint Randal Clark as Vice Chair of Planning and Zoning Commission, seconded by Commissioner Jerica Lawyer. Commissioner David Meyer recused himself with this being his first meeting and not having previously met anyone. Motion passed 5 Ayes to 0 Nays.

4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 6, 2021.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 6, 2021 with the correction of 4.9 Staff re review and 4.11 Motion to motion to. Seconded by Commissioner Susanna Boyer. Commissioner David Meyer recused himself as this was his first meeting.

4.3. Consideration and possible action on the minor modification application of Que Divino food truck to be located in the Historic District at 101 Main Street.

Staff presented the applicant request and recommended approval of the minor modification.

Discussion ensued concerning the allowance of later operating times for all food truck vendors.

Staff stated it is an option to look into the hours of operation in the future and that the Historic Preservation Committee would be involved in that process.

Commissioner Randal Clark made a motion to accept staff recommendation of the minor modification application of Que Divino food truck to be located in the Historic District at 101 Main Street excluding the request to extend hours of operation to 10:00 PM as this will be looked at in the UDC for all mobile food vendors, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the minor modification application of Lala's Kitchen, LLC a new food truck to be located in the Historic District at 209 Farley Street.

Staff presented the applicant request and recommended approval of the minor modification. The applicant was available to answer questions concerning timing for opening.

Commissioner Kurt Schwerdtfeger made a motion to accept the minor modification application of Lala's Kitchen, LLC a new food truck to be located in the Historic District at 209 Farley Street as recommended by staff, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 4.5. Consideration and possible action on the proposed Carver Ridge Final Plat, 7.529 Acres, more or less, of land, one lot, located along CR 137, south of F 1660 South.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet to be included prior to plat recordation.

Discussion ensued concerning the access easement to the property. The Planning and Zoning Commission also requested moving forward the comment sheet is included as part of the agenda item.

The applicant was present and answered questions concerning the location of the access easement. They agreed it could be done at a later date through the site plan process and to remove the access easement in question.

Commissioner David Meyer made a motion to accept staff recommendation on the proposed Carver Ridge Final Plat, 7.529 Acres, more or less, of land, one lot, located along CR 137, south of 1660 South with the conditions that the items contained in the review comments and removal of access easement are satisfied prior to plat recordation, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration and possible action on the proposed Hutto Crossing Ph 4 Sec 14 Final Plat, 5.948 Acres, more or less, of land, six non-residential lots, located along the west side of Chris Kelley Blvd.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet to be included prior to plat recordation.

Discussion ensued concerning access to Chris Kelley and Carl Stern, as well as the location of monuments and sidewalk placement. Discussion was also heard concerning plat note 12 needing a reference to the approved PUD or UDC.

Commissioner Susanna Boyer made a motion to accept the staff recommendation on the proposed Hutto Crossing Ph 4 Sec 14 Final Plat Final Plat, 5.948 Acres, more or less, of land, six non-residential lots, located along the west side of Chris Kelley Blvd with the conditions that the items contained in the review comments and that plat note 12 be updated to reference the PUD are satisfied prior to plat recordation, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

4.7. Consideration and possible action on the proposed Cottonwood Creek Phase 4 Final Plat, 31.608 Acres, more or less, of land, 151 lots, located south of CR199.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet as well as documentation concerning the proposed drainage channel modification to be included prior to plat recordation

Discussion ensued concerning the need for rear utility easements and if the developer would be held to the updated TIF. Staff stated a utility easement requirement change would require a UDC amendment, but it is a possibility. Staff also stated the project is subject to a PID and would not pay the updated TIF Fees.

Commissioner David Meyer made a motion to accept staff recommendation on the proposed Cottonwood Creek Phase 4 Final Plat, 31.608 Acres, more or less, of land, 151 lots, located south of CR199 with the conditions that the items contained in the review comments, including documentation concerning the proposed drainage channel modification, and that plat notes 8 and 9 be updated to reference the UDC are satisfied prior to plat recordation, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

4.8. Consideration and possible action on the proposed Chandler Road Parkade Final Plat, 15.38 Acres, more or less, of land, one lot, located at the northwest corner of Chandler Road and FM 1660 North.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet as well as TIA determination to be included prior to plat recordation.

Discussion ensued concerning timing of TIA requirements and warrant requirements for traffic signals. Staff stated TIA's can be required at different steps of the process based on what development is proposed.

Commissioner David Meyer made a motion to accept staff recommendation on the proposed Chandler Road Parkade Final Plat, 15.38 Acres, more or less, of land, one lot, located at the northwest corner of Chandler Road and FM 1660 North with the conditions that the items contained in the review comments, including TIA determination and plat notes 7 and 8 be updated to reference the UDC, are satisfied prior to plat recordation, seconded by Commissioner Kurt Schwerdtsfeger. Motion passed 6 Ayes to 0 Nays

4.9. Consideration of a public hearing and possible recommendation on a zoning change request Tex Mix 685 from SF-1, Single Family to General Commercial (B-2) for an approximate 20.063 acre side, more or less, generally located along Chris Kelley Blvd/FM 685.

Staff presented the applicant request. The zoning request meets the future land use plan and staff recommended approval of the zoning change request. One letter of opposition was received.

Public hearing was opened at 8:02PM Closed at 8:02PM.

Discussion ensued concerning adjacent property owner status.

Commissioner Randal Clark made a motion to recommend approval to City Council for the zoning request for Tex Mix 685 from SF-1, Single Family to General Commercial (B-2) for an approximate 20.063 acre side, more or less, generally located along Chris Kelley Blvd/FM 685 as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Nothing at this time

6. ADJOURNMENT

8:15PM



Chair