



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, September 7, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

7:01 PM

2. ROLL CALL

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

3. PUBLIC COMMENT

There was no public comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 3, 2021

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 3, 2021, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

- 4.2. Consideration of a public hearing and possible recommendation on a zoning change request known as Carver Ridge Ph. II, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.

Chair Rick Hudson opened the Public Hearing at 7:06 PM and Closed at 7:06 PM

Staff presented the applicant request and recommended approval of the zoning change request known as Carver Ridge Ph. II, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.

Discussion ensued with questions directed to the developer about the number of additional units proposed and access from FM 1660.

Commissioner Susanna Boyer made a motion to accept recommendation on a zoning change request known as Carver Ridge Ph. II, 3.27 acres, more or less, of land from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Hutto Narrows Final Plat, 38.658

acres, more or less, of land, two multi-family lots, located south of FM 1660 along the west side of CR 137.

Staff presented the applicant request and recommended approval of the final plat with the condition that the TIA be approved prior to plat recordation.

Discussion ensued concerning drainage and flooding issues on CR 137. Engineering staff stated that drainage will go towards the creek and there will be a proposed retention pond, and that developer will be responsible for drainage issues on their side of CR 137. There were also concerns of traffic from Farley Middle school and work traffic going to the future South loop. Staff stated the proposed driveways do show to match up across CR 137. It was also mentioned that the proposed hike and bike trail is in an area that often floods. Staff mention that an all-weather surface may be considered and that this dedication was part of the Parks Master Plan.

Commissioner Kurt Schwerdtfeger made a motion to accept staff recommendation on the proposed Hutto Narrows Final Plat, 38.658 acres, more or less, of land, two multi-family lots, located south of FM 1660 along the west side of CR 137. With the condition that the TIA be approved prior to plat recordation and that plat note 3 needing a reference to the approved PUD or UDC, seconded by Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.4. 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.

Chair Rick Hudson opened to public at 7:50 PM closed at 7:50 PM

Staff presented the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage.

Discussion ensued with staff and Commissioners on proposed modifications and other cities banner ordinances. The Commissioners were concerned about limiting the number of banners for City event and HISD event.

Commissioner Randal Clark made a motion to accept recommendation on the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage, with recommendation that banners will be allowed up for 14 days , then remain down 14 days before they can be permitted again, recurring only 4 times per year, Certificate of Occupancy permits will get 45 days of 1 banner that will not count as one of the 4 times per year, and that the City and HISD will be exempt. Seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin introduced Autumn Speer the new Planning Manager, and she told a bit about herself.

She also gave an update to the Commissioners that Council will be choosing members of the Comp plan Committee.

6. ADJOURNMENT

7:57 PM

7. CERTIFICATION

I certify that this notice of the September 7, 2021 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 September 3, 2021 at 5:00 P.M.


Chair