



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, October 12, 2021 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

7:00 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer and David Meyer. Members of the Commission not in attendance were Jerica Lawyer, Bryan Lee and Kurt Schwerdtfeger. Members of the City of Hutto Staff in attendance were: Autumn Speer, Planning Manager and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

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 September 7, 2021.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 7, 2021, as written, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.2. Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VI site at the southwest corner of Limmer Loop and Innovation Blvd.

Staff presented the applicant request and recommended approval of the request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VI site at the southwest corner of Limmer Loop and Innovation Blvd.

Discussion ensued with a few questions between staff and Commissioners.

Commissioner Randal Clark made a motion to approve staff recommendation with the condition that the approval of the 28% tree reduction would be brought back to Planning and Zoning if more trees were removed and not replaced in a different location and the quote of \$61,420.00 would be the one used, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd.

Staff presented the applicant request and recommended approval of the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd.

Commissioner Randal Clark made a motion to accept recommended approval of the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd as presented, seconded by Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.4. Consideration of a public hearing and possible action on the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street.

Chair Richard Hudson opened to the public at 7:21 PM and closed to the public at 7:21 PM.

Staff presented the applicant request for the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street.

Discussion ensued between Staff and Commissioners, Commissioner Susanna Boyer made a motion to accept the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street as written, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible action on the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.

Chair Richard Hudson opened to public at 7:26 PM and closed at 7:26 PM

Staff Presented the applicant request for the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.

Discussion ensued with staff and Commissioners, Commissioner Randal Clark made a motion to accept staff recommendation of the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South with staff conditions and the condition that the driveway layout would be on the final plat, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop.

Chair Richard Hudson opened to the public at 7:33 PM and Closed at 7:33 PM.

Staff presented the applicant request of the proposed Titan Innovation Business Park

Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop.

Discussion ensued between Staff and Commissioners and Commissioner Susanna Boyer made a motion to accept the staff recommendation of the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop with the condition that the access easements be required at final plat, seconded by Commissioner Randal Clark. Motion passed 4 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing and possible action on the proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132.

Chair Richard Hudson opened to public at 7:41 PM and Closed at 7:41 PM.

Staff presented the applicant request of the proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132.

Discussion ensued between Staff and Commissioners, Staff expressed that the 18 staff recommendations had been acknowledged and corrected by applicant prior to the meeting.

Commissioner Susanna Boyer made a motion to accept proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132 as recommended, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.8. Consideration of a public hearing and possible recommendation to City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South.

Chair Richard Hudson opened to the public at 7:54 PM closed at 7:54 PM.

Staff presented applicant request to bring before City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South.

Discussion ensued between Staff and Commissioners, Commissioner Randal Clark made a motion to accept City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South as recommended, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated Commissioners on the Comp Plan Committee and advised that the first meeting will be held on October 28, 2021 at 6:00PM in Council Chambers, and that council approved the UDC sign amendment on Banners with the exception of the Hutto ISD being exempt from the banner exclusion. They will follow the same UDC code as all businesses.

6. ADJOURNMENT

8:02 PM

7. CERTIFICATION

I certify that this notice of the October 12, 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 October 8, 2021 at 5:00 P.M.



Planning and Zoning Chair