



# City of Hutto

## Minutes

Planning and Zoning Commission  
Tuesday, November 9, 2021 at 7:00 PM  
City Council Chambers

1. **CALL SESSION TO ORDER**

Called meeting to order 7:01pm

2. **ROLL CALL**

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer, David Meyer, Jerica Lawyer, Bryan Lee and Kurt Schwerdtfeger. Members of the City of Hutto Staff in attendance were, Ashley Lumpkin, Director of Development Services, 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 proposed Carver Ridge Apartments Phase 2 Addition Lot 1 Block 1 Final Plat, 13.77 acres, more or less, of land, one multi-family lot, located on the southwest intersection of FM 1660 and Swindoll Lane.

Staff presented the applicant request and recommended approval of the proposed Carver Ridge Apartments Phase 2 Addition Lot 1 Block 1 Final Plat, 13.77 acres, more or less, of land, one multi-family lot, located on the southwest intersection of FM 1660 and Swindoll Lane.

Discussion ensued with a few questions between staff and commissioners.

Commissioner Bryan Lee made a motion to accept staff recommendation with the following conditions from staff: Remove the recording information placeholder for the JUA, provide survey ties across existing right-of-way, provide a summary letter describing the type of street surfacing, drainage and wastewater facilities, complete the note - add the zoning to note 18 (MF-1), complete the note - add the impervious cover to note 19 (80% per zoning), add Note - Utility providers for this development are: Water: Wastewater: Electric: Gas (Natural or Propane) and cleanup items, Seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 2, Block 1 Final Plat, 14.933 acres, more or less, of land, 1 industrial lot, located at the southeast intersection of Limmer Loop and Innovation Boulevard.

Staff presented the applicant request and recommended approval of the proposed Titan Innovation Business Park Phase II Lot 2, Block 1 Final Plat, 14.933 acres, more

or less, of land, 1 industrial lot, located at the southeast intersection of Limmer Loop and Innovation Boulevard.

Discussion ensued between staff and commissioners.

Commissioner Randal Clark made a motion to accept the staff recommendation to approve the proposed Titan Innovation Business Park Phase II Lot 2, Block 1 Final Plat, 14.933 acres, more or less, of land, 1 industrial lot, located at the southeast intersection of Limmer Loop and Innovation Boulevard with staff conditions: Add 5' public utility easement outside of the 50' permanent easement and the 30' wastewater easement along Limmer Loop for dry utilities, Sheet 1 – Identify on plat or add note to plat indicating that joint-use-access easements needed for access onto Limmer Loop, Sheet 1 – Update note 16 & 20 regarding detention pond ownership and maintenance responsibility to reflect the correction lot #, number 15 typo and signature block correction, seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays

- 4.3. Consideration of a public hearing and possible action on a subdivision variance for driveway spacing less than 425' for the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.

Staff presented the applicant request and recommended approval for the proposed subdivision variance for driveway spacing less than 425' for the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.

Chair opened to the public at 7:18pm and closed at 7:19pm. Discussion ensued between staff, applicant engineer and commissioners.

Commissioner Bryan Lee made a motion to accept the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard with the requested driveway spacing variance as shown on the proposed concept plan and final plat with the condition of a full right in/right out and left in access. Seconded by Commissioner David Meyer. Motion passed 7 Ayes 0 Nays.

- 4.4. Consideration and possible action on the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.

Staff presented the applicant request and recommended approval for the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.

Discussion ensued between staff, applicant engineer and commissioners.

Commissioner Rick Hudson made a motion to approve staff recommendation of the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard, with the conditions of removing the gas line vacation from the lot and adding a note that the blanket gas easement was vacated, strike number 7 as it is a

duplication, and update note 24 concerning the driveway location and movement limitations. Seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible action on the proposed Bell Yard Farley Farm Preliminary Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South.

Staff presented the applicant request and recommended approval for the proposed Bell Yard Farley Farm Preliminary Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South.

Public comment was opened at 7:54 pm and closed at 7:55 pm. Applicant was present for questions. Discussion ensued between staff and commissioners.

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Bell Yard Farley Farm Preliminary Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South with the 2 conditions from staff: Add Note: The maximum number of units is 219 per the Aspen Heights PUD, and Add Note: All units shall have a minimum 10' separation from their foundation. (applicant has met these conditions) Seconded by Commissioner Kurt Schwerdtfeger. Motion passed 7 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible recommendation to City Council on the proposed Planned Unit Development (PUD) zoning request for the property known as Schmidt's Creek Planned Unit Development (PUD), 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard. The land use proposal is detached and attached residential and commercial uses.

Staff presented the applicant request and recommended approval to the Planning and Zoning Commission the proposed Planned Unit Development (PUD) zoning request for the property known as Schmidt's Creek Planned Unit Development (PUD), 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard. The land use proposal is detached and attached residential units with a maximum of 267 units and commercial uses.

The public hearing opened at 8:14 pm and closed at 8:14 pm. The applicant was available for comments and gave a presentation. Discussion ensued between staff, applicant and commissioners.

Commissioner Bryan Lee made a motion to approve staff recommendation to the City Council on the proposed Planned Unit Development (PUD) zoning request for the property known as Schmidt's Creek Planned Unit Development (PUD), 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard with the following conditions: add language to sidewalk section (page 15) to include verbiage for developers to build sidewalks along sections of Live Oak and Ed Schmidt as well, change zoning for commercial portion to B-1, ensuring sight triangles are adequately calculated based on higher speeds, and adjusting fonts for uniformity. Seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 382 residential lots and two mixed use lots, located on the south side of FM 1660 east of County Road 163.

The public hearing opened at 8:46pm. Closed at 8:46pm.

No Action taken

- 4.8. Consideration of a public hearing on the proposed Thomison Subdivision Preliminary Plat, 53.123 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133.

The public hearing opened at 8:47pm. Closed at 8:47pm.

No Action taken

**5. DEVELOPMENT SERVICES DIRECTOR REPORT**

The staff explained that we were working on minutes from the October meeting to ensure the conditions are correct. This will be included on the December agenda. Need to make an announcement on the next Comp plan meeting.

**6. ADJOURNMENT**

Meeting was adjourned at 8:52 pm

**7. CERTIFICATION**

I certify that this notice of the November 9, 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 November 5, 2021 at 5:00 P.M.



PLANNING AND ZONING CHAIR