



City of Hutto

Minutes

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

1. CALL SESSION TO ORDER

Meeting was called to order at 7:00 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer, David Meyer, Jerica Lawyer and Bryan Lee. Members of the Commission absent were: 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 meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 12, 2021.

A motion was made by Commissioner Susanna Boyer to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 12, 2021 with the addition of Staff members present, seconded by Commissioner Bryan Lee. Motion passed 6 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 November 9, 2021.

A motion was made by Commissioner Randal Clark to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 9, 2021 as written, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard.

Staff presented the applicant request for the proposed Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard.

Discussion ensued between staff and commissioners.

A motion to accept Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard as written was made by Commissioner Susanna Boyer and seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138.

Staff presented the applicant request for the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Bryan Lee to approve the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138 with the correction of Note 5 missing the word FOOT, and that the engineering comments are cleared prior to plat recording, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays

- 4.5. Consideration of a public hearing and possible action on the proposed Shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard.

Staff presented the applicant request for the proposed shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard.

Discussion ensued between staff and commissioners. The public hearing opened at 7:16 PM and closed at 7:16 PM.

Commissioner Randal Clark made a motion to accept proposed Shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard with the correction on Note 19 "Home" not "Hope" Depot and that the engineering comments are cleared prior to plat recording, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach (UDC 10.304.10).

Staff presented the applicant request for the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach (UDC 10.304.10)

Staff advised the Commission to open the public hearing and table until the January 4, 2022, Planning and Zoning Commission meeting to allow the applicant time to address the fire lane location with the Fire Marshal.

The public hearing opened at 7:33. The applicant representative was available and offered their willingness to work with the Fire Marshal. A motion was made by Chair Rick Hudson to table the public hearing until the January 4 meeting and seconded by Commissioner Susanna Boyer.

This will be revisited on the January Planning and Zoning agenda. Motion passed 6 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing and possible recommendation to City Council for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use.

Staff presented the applicant request for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use. Staff stated the applicant would like to increase the maximum number of units to 234 which would be allowed per the developer participation agreement approved in January 2021.

The public hearing opened at 7:42 PM and closed at 7:42 PM

Discussion between staff, commission and applicants ensued discussing the landscaping requirements and the number of units proposed.

A motion was made by Commissioner Randal Clark to accept the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard with the amendment to increase the maximum units allowed to 234 and that trees will be calculated not by number, but rather by caliper; 3" per 500 sq. ft. landscape area, (thus allowing flexibility to provide fewer, but larger trees), seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays

- 4.8. Consideration of a public hearing and possible recommendation to City Council for a Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132.

Staff presented the applicant request for the proposed Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132. Staff recommended denial of the request based on the timing of the Comprehensive Plan update currently underway and the unknown outcomes of the revised Future Land Use Plan.

The public hearing opened at 8:11 PM and closed at 8:11 PM

Commissioner Randal Clark recused himself as he is a member of the EDC and involved with Megasite, this might be a conflict.

Chair Rick Hudson made a motion to table this item for 3 months and revisit in March 2022 when more may be known about the Comprehensive Plan update and the applicant will have a presentation to give the commissioners, seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Ayes.

- 4.9. Consideration of a public hearing on the proposed Heritage Mill South Subdivision Preliminary Plat, 187.21 acres, more or less, of land, 898 residential lots, located off of FM 1660 South.

The public hearing opened at 8:31 PM and closed at 8:31 no action taken.

- 4.10. Consideration of a public hearing and possible recommendation to City Council for UDC Amendments, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.405.9, Parking and Loading Space Number Standards to add language for residential parking space location.

Staff presented the proposed amendment. Discussion ensued between staff and commissioners concerning adding garages and driveway spacing.

The public hearing opened at 8:41 PM and closed at 8:41 PM

Chair Rick Hudson made a motion to table this item until January seconded by Commissioner Susan Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated commissioners that Freese and Nichols will be at Holidays in Hutto in a booth if anyone wanted to come by.

6. ADJOURNMENT

Meeting was adjourned at 8:52 PM

7. CERTIFICATION

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



Chair, Rick Hudson