



City of Hutto

Minutes

**Planning and Zoning Commission
Tuesday, February 1, 2022 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

Meeting was called to order at 7:03 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer, Jerica Lawyer, Bryan Lee and Kurt Schwerdtfeger. David Meyer was absent. Members of the City of Hutto Staff in attendance were: Ashley Lumpkin, Director of Development Services and Autumn Speer, Planning Manager

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 January 4, 2022.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 4, 2022 with the additional condition from Commissioner Bryan Lee for item 4.3, per the March 2020 City agreement to add stipulation about not being able to build within the ROW for 5 years, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.2. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 208 West Austin Avenue and 201 West Front Street, to allow a warehouse use (UDC 10.304.7).

Chair Rick Hudson opened the public hearing at 7:08 PM and closed at 7:09 PM.

Staff presented the applicants request for the proposed Specific Use Permit request for the property known as 208 West Austin Avenue and 201 West Front Street, to allow a warehouse use (UDC 10.304.7).

Discussion ensued between staff and commissioners. Commissioners stated concerns about trucks on Austin Ave. Ricca Keepers advised this is an appliance repair, not sales, and if any trucks arrived it would be no larger than a U-Haul.

Commissioner Randal Clark made a motion to accept the recommendation to City Council for the proposed Specific Use Permit request for the property known as 208 West Austin Avenue and 201 West Front Street, to allow a warehouse use (UDC 10.304.7) with the conditions that HPC must grant Certificate of Appropriateness,

applicant must meet all site design criteria, only one driveway is permitted off of West Austin Ave, the replat is approved and recorded prior to the site plan permit issuance, and there is no open storage, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6).

Chair Rick Hudson opened the public hearing at 7:21 PM and closed at 7:25 PM.

A neighbor said that they were concerned about noise and lights shining in windows. Nick Janowitz stated there would be minimal noise.

Staff Presented the applicants request for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6).

The applicant, Nick Janowitz was available for questions. Discussion ensued between staff, commissioners and the applicant concerning lighting, noise and times of operation.

Commissioner Bryan Lee made a motion to make accept the recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6) with conditions that operating hours be Monday thru Friday 6 am – 9 pm, Saturday 8 am -12 pm, no Sunday, no additional lighting, no parking on the grass, no loud speakers, and must be located behind front building line of church, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays

- 4.4. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as Hutto ISD 9th Grade Center on FM 1660 to allow a parking lot with reduced landscaping.

Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as Hutto ISD 9th Grade Center on FM 1660 to allow a parking lot with reduced landscaping was pulled by applicant.

- 4.5. Consideration of a public hearing and possible recommendation to City Council for the proposed Hutto Landing Planned Unit Development (PUD), 31.9 acres, more or less, of land, located off of Exchange Boulevard.

Chair Rick Hudson opened the public hearing at 7:53 PM and closed at 7:53 AM.

Staff presented applicants request for recommendation to City Council for the proposed Hutto Landing Planned Unit Development (PUD), 31.9 acres, more or less, of land, located off of Exchange Boulevard.

The applicant representative, Amanda Brown gave a presentation showing the abundance of trees and that if the number was not reduced there would be quite a few trees that will die from overcrowding.

Discussion ensued between staff and commissioners concerning neighbors, views in to back yards, buffer locations, fencing and access off of Exchange.

Commissioner Jerica Lawyer made a motion to table this item until the next Planning and Zoning Commission meeting, March 1, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays

- 4.6. Consideration of a public hearing on the proposed Hutto Santamaria Replat, 0.653 acres, more or less, of land, one commercial lot, located at 208 West Austin Avenue and 201 West Front Street.

Chair Rick Hudson opened to the public at 8:24 PM and closed at 8:25 PM. No action taken.

- 4.7. Consideration of a public hearing on the proposed Hutto Narrows Lots 2A and 2B being a Replat of Lot 2, 20.281 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 137.

Chair Rick Hudson opened to the public at 8:25 PM and closed at 8:25 PM. No action taken.

- 4.8. Consideration of a public hearing on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.

Chair Rick Hudson opened to the public at 8:26 PM and closed at 8:26 PM. No action taken.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Staff had no updates

6. ADJOURNMENT

Adjourned meeting at 8:28 PM

7. CERTIFICATION

I certify that this notice of the February 1, 2022 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 January 28, 2022 at 5:00 P.M.

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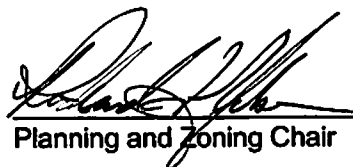
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Planning and Zoning Chair