



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, March 1, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission 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, David Meyer, Bryan Lee, Kurt Schwerdtfeger and Susanna Boyer. Jerica Lawyer was absent. 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

Chair Rick Hudson requested that Item 4.8 be moved to 4.1

4. AGENDA ITEMS

- 4.8. 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.

Staff presented applicants' request for 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.

A public hearing opened at 8:19 PM and closed at 8:19 PM.

Jen Henderson, the applicant, was available for questions. Discussion ensued between staff and commissioners.

A motion was made by Commissioner Kurt Schwerdtfeger to reduce the overall trees and shrubs required by 70% and no internal landscaping (islands) required.

The Destiny Lane required 104 trees and 406 shrubs - the reduction allows for 31 trees and 122 shrubs to be planted around the perimeter, the Pygmy Lane required 64 trees and 291 shrubs - the reduction allows for 19 trees and 87 shrubs to be planted around the perimeter, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 1, 2022.

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the

regular scheduled Planning and Zoning Commission meeting held on February 1, 2022 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays..

- 4.2. Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.

Staff presented applicants request on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.

Staff recommends denial based on number of outstanding comments.

Commissioner Randal Clark made a motion to deny the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South until the outstanding comments are addressed, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays..

- 4.3. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.

Staff presented applicants request on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.

Staff recommends denial based on number of outstanding comments.

Commissioner Randal Clark made a motion to deny the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South until the outstanding comments are addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.

Staff presented applicants request on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.

Staff recommends denial based on number of outstanding comments.

Commissioner Susanna Boyer made a motion to deny the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South until the outstanding comments are addressed, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

- 4.5. Consideration and possible action 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.

Staff presented applicant's request 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.

Discussion ensued between Staff and Commissioners.

Justin Kramer was available to answer questions. Discussion ensued between the staff and commissioners.

A motion was made by Commissioner Randal Clark to accept 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 with condition that engineering comments are addressed prior to recordation and a typo in owner certification of "Which" is corrected, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible action on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Section 15, 53.710 acres, more or less, of land, 80 residential and commercial lots, located off of Carl Stern Drive.

Staff presented applicants request on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Section 15, 53.710 acres, more or less, of land, 80 residential and commercial lots, located off of Carl Stern Drive.

Chair Rick Hudson opened to the public at 8:13 PM and closed at 8:13 PM.

Discussion ensued between staff and commissioners, with concerns that this location was supposed to have more commercial uses, including a storage unit as a buffer near the RR tracks. A representative stated that commercial buyers pulled from this area due to the RR tracks and lack of accessibility.

A motion was made by Commissioner David Meyer to approve the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Section 15, 53.710 acres, more or less, of land, 80 residential and commercial lots, located off of Carl Stern Drive as written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

- 4.7. 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.

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.

Staff recommends approval with the addition of the provisions that were provided, per request of Commissioners at the Planning and Zoning meeting in February. Amanda Brown of Kimley Horn presented the provisions requested.

The public hearing opened at 7:13 PM and closed at 7:13 PM. Discussion ensued between staff, commissioners and Kimley Horn. Traffic concerns are still an issue, but commissioners wanted confirmation that Exchange Blvd. will be

the only road for construction traffic.

Commissioner Susanna Boyer made a motion to approve staff 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, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 4.9. 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 applicants request for 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.

Opened to the public at 9:03 PM and closed at 9:03 PM.

Discussion ensued between staff and commissioners. Seth Mearing was available to answer any questions.

A motion was made by Commissioner David Meyer to approve a 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 as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated commissioners that there would be a stakeholders meeting for the Comp Plan on the schedule.

6. ADJOURNMENT

Meeting was adjourned at 9:25 PM

7. CERTIFICATION

I certify that this notice of the March 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 February 25, 2022 at 5:00 P.M.



Planning and Zoning Chair