



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 3, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The 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, Susanna Boyer and Jerica Lawyer. 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 March 1, 2022.

A motion was made by Commissioner Susanna Boyer to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 1, 2022 as written, seconded by Commissioner Bryan Lee. Motion passed 7 Ayes to 0 Nays.

- 4.2. TABLED - Hold a public hearing regarding the Planned Unit Development (PUD) zoning ordinance request for the property to be known as Meadow Brook Planned Unit Development (PUD), 87.834 acres, more or less, of land, located off of FM 1660. The land use proposal is attached and detached single-family residential.

No action.

- 4.3. TABLED - Hold a public hearing regarding the zoning change request for the property known as the Kirk Tract, 88.8 acres, more or less, of land, located off of FM 1660, from Ag (ETJ) to SF-1 (Single Family Residential). The land use proposal is single family residential uses.

No action.

- 4.4. Hold a public hearing and consider a recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses.

Public hearing opened at 7:16 PM and closed at 7:16 PM.

Staff presented applicants request for recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses. Crystal Harris was present for questions.

A motion was made by Commissioner Randal Clark to accept staff recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses, with the recommendation that the entrance is flipped to the opposite side and all amenities stipulated are provided, along with a connecting sidewalk, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking.

Public hearing opened at 7:32 PM and closed at 7:32 PM.

Staff presented applicants request for recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking. The applicant Dr. Poth was available for questions.

Commissioner Susanna Boyer made a motion to accept staff recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking as presented, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- 4.6. Hold a public hearing and consider possible action on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive.
A request was made to move Agenda Item 4.13 to the 4.6 spot

Public hearing opened at 7:44 PM and closed at 7:44 PM.

Staff presented applicants request for the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive.

Commissioner Rick Hudson made a motion to accept the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive, seconded by Commissioner Kurt Schwerdtfeger. Commissioner Rick Hudson stated he would recommend denial of this project if he legally could and Commissioner Randal Clark, asked that applicant to consider a high noise-reducing wall to mitigate RR noise. Motion

passed 7 Ayes to 0 Nays.

- 4.7. Hold a public hearing and consider a recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park.

Staff presented applicants' request for recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park. Amanda Brown was there for a presentation and to answer all the questions.

Opened to the public at 8:38 PM, Steve Rogers at Wallin Farms Cove spoke of construction traffic issues and drainage issues at his storage unit currently and stated that he wanted to make sure this was corrected and not made worse. Elaine Prout of 1000 Wallin Farms Cove also spoke of the drainage and construction trucks being an issue. Closed to the public at 8:41 PM.

Commissioner Randal Clark made a motion to approve recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park as written, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- 4.8. Hold a public hearing and consider a recommendation to City Council for the zoning change request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from (ETJ) to LI (Light Industrial).

Public hearing was opened at 9:00 PM and closed at 9:00 PM.

Commissioner Susanna Boyer made a motion to accept recommendation to City Council for the zoning change request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from (ETJ) to LI (Light Industrial) as written, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- 4.9. 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 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 of this item due to outstanding comments not being addressed.

Commissioner Randal Clark made a recommendation of denial of this agenda item, seconded by Commissioner Susanna Boyer. Motion to deny 7 Ayes to 0 Nays.

- 4.10. 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 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 of this item due to outstanding comments not being addressed.

Commissioner Susanna Boyer made a recommendation of denial of this agenda item, seconded by Commissioner Kurt Schwerdtfeger. Motion to deny 7 Ayes to 0 Nays.

- 4.11. 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 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 of this item due to outstanding comments not being addressed.

Commissioner Jerica Lawyer made a recommendation of denial of this agenda item, seconded by Commissioner Randal Clark. Motion to deny 7 Ayes to 0 Nays.

- 4.12. Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres of land, more or less, 123 residential lots, located south of CR 132 and North of FM 1660 South.

Staff Presented applicants request the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres of land, more or less, 123 residential lots, located south of CR 132 and North of FM 1660 South. Staff recommends denial of this item due to outstanding comments not being addressed.

Commissioner Susanna Boyer made a recommendation of denial of this agenda item, seconded by Commissioner Bryan Lee. Motion to deny 7 Ayes to 0 Nays.

- 4.13. Consideration and possible action 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.

Staff Presented applicants request consideration and possible action 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.

Commissioner Bryan Lee made a motion to accept 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 with conditions that the TIA cost participation determination be finalized prior to final plat, seconded by Commissioner David Meyer. Motion passed 7Ayes to 0 Nays,

- 4.14. Hold a public hearing on the proposed Titan Innovation Business Park Phase II Preliminary Plat Revision #2, 46.649 acres, more or less, of land, 3 industrial lots, located south of Limmer Loop and Innovation Boulevard.

The public hearing was opened at 9:38 PM and closed at 9:38 PM , No action taken.

- 4.15. Hold a public hearing and consideration of a possible recommendation to City Council for UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended),

Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys.

Public hearing opened at 9:44 PM and closed at 9:44 PM.

Staff presented possible recommendations to the City Council for the UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys.

A motion was made by Commissioner Randal Clark to accept a recommendation the City Council for the UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Downtown plan and Comp plan was updated by Commissioner Randal Clark. This is also Commissioner Clark's last meeting.

6. ADJOURNMENT

The meeting was adjourned at 9:53 pm.

7. CERTIFICATION

I certify that this notice of the May 3, 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 April 29, 2022 at 5:00 P.M.



Planning and Zoning Chair