



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 7, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, David Meyer, Bryan Lee, Kurt Schwerdtfeger, Susanna Boyer and Bart Hutchings. Jerica Lawyer was absent and Randal Clark has officially resigned from this board. 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 May 3, 2022.

A motion was made by Commissioner Susanna Boyer to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 3, 2022 with the correction of wording for the move of agenda item 4.13 to location 4.6, and add "legally" in the motion for Rick Hudson comment, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays

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

A motion was made by Chair Rick Hudson to table agenda item 4.2, per applicant - consideration and possible action on the proposed Bell Yard Farley Farm Final Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed 9350 County Road 137 Final Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.

Staff presented the applicants' request for consideration and possible action on the proposed 9350 County Road 137 Final Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Bryan Lee to accept staff recommendation and consideration and possible action on the proposed 9350 County Road 137 Final Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action 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.

Staff presented applicants' request for Consideration and possible action 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.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Susanna Boyer to accept staff recommendations for consideration and possible action 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 with corrections of item should say 2 industrial lots not 3 and that the condition that the off-site drainage is addressed, seconded by commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 4.5. Hold a public hearing and consider action on the proposed Hutto Crossing Phase 4 Section 11 Lot 1 Replat 1.588 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.

A public hearing opened at 7:16 PM and closed at 7:16 PM.

Staff presented applicants' request to hold a public hearing and consider action on the proposed Hutto Crossing Phase 4 Section 11 Lot 1 Replat 1.588 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.

Discussion ensued between staff and commissioners.

Commissioner Kurt Schwerdtfeger made a motion to accept staff recommendation on the proposed Hutto Crossing Phase 4 Section 11 Lot 1 Replat 1.588 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.
Open to the public at 7:22 PM, closed at 7:22 PM.

Staff presented applicants' request to hold a public hearing and consider action on the proposed Hutto Crossing Phase 4 Section 11 Lot 1 Replat 1.588 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.

Discussion ensued with staff, commissioners and builder. The applicant requested this item be tabled so they can reconfigure the current revised PUD zoning ordinance. Chair Rick Hudson made a motion to table this item, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 4.7. Hold a public hearing and consider action regarding a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425'.
Open to the public at 7:53 PM, closed at 7:53 PM.

Staff presented applicants' request to hold a public hearing and consider action regarding a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425'.

Discussion ensued with staff, commissioners and builder. The applicant requested this item be tabled so they can reconfigure. Chair Rick Hudson made a motion to table this item, seconded by Commissioner Susanne Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.8. Consideration and possible action on the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less. Chair Rick Hudson made a motion to table this item per applicants request, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays

- 4.9. Hold a public hearing for the proposed Star Ranch Parcel 19A Townhomes Preliminary Plat, 12.043 acres, more or less, of land, one residential lot, located on Elm Park Street.

The public hearing opened at 7:57PM.

Grady and Judy Summers 304 Finstown Street - concerns over increased taxes, decrease in current value of homes, parking on Elm, and drainage,
Stephanie Randolph - concerns about the drainage easements, ingress and egress in neighborhood.

There was no action taken on this item

5. DEVELOPMENT SERVICES DIRECTOR REPORT

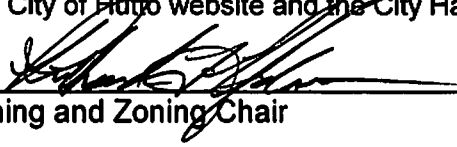
Ashley introduced new Commissioner Bart Hutchings, welcomed new Council liaison Robin Sutton, and need to put the nomination of Chair and Vice Chair on either the July or August agenda.

6. ADJOURNMENT

The meeting adjourned at 8:11 pm.

7. CERTIFICATION

I certify that this notice of the June 7, 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 June 3, 2022 at 5:00 P.M.



Planning and Zoning Chair