



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, August 2, 2022 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:01 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Bryan Lee, Kurt Schwerdtfeger, Susanna Boyer. David Meyer, Bart Hutchings and Jerica Lawyer were not in attendance. Members of the City of Hutto Staff in attendance were: Ashley Bailey, 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 July 5, 2022.

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 5, 2022 as written, seconded by vice chair Bryan Lee. Motion passed 4 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Street.

Staff presented applicant's request for the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Street.

Discussion ensued between staff and commissioners.

Vice chair Bryan Lee made a motion to approve the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Streets written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 4.3. Hold a public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and future Live Oak extension.

Staff presented the public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and the future Live Oak extension.

Chair Rick Hudson opened the public hearing at 7:07 pm and closed at 7:07pm.

No action taken

- 4.4. Consideration and possible action on the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660.

Staff presented the applicant's request on the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660.

Discussion ensued between staff and commissioners.

Commissioner Kurt Schwerdtfeger made a motion to approve the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660 as written, seconded by commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.5. 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 feet.

Staff presented applicant's request for 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 feet.

Discussion ensued between staff, commissioner and applicant.

Commissioner Susanna Boyer made a motion to accept 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 feet as written, seconded by Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.

- 4.6. 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.

Staff presented applicants request of 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.

Discussion ensued between staff, commissioner and applicants.

Commissioner Susanna Boyer made a motion to accept 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 as written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed Ayes to 0.

- 4.7. 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.

Staff presented applicants request 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.

Discussion ensued between staff, commissioners and applicants.

Vice-chair Bryan Lee made a motion to accept staff recommendations 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 with the condition that the new access location is reflected on the final plat, seconded by commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Bailey updated that this was Autumn Speer's last day at the City of Hutto, and an update on the Comprehensive Plan will be presented to council on August 18, 2022.

6. ADJOURNMENT

The meeting was adjourned at 7:43 pm.

7. CERTIFICATION

I certify that this notice of the August 2, 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 July 29, 2022 at 5:00 P.M.