



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, September 6, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:02 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Bryan Lee, Susanna Boyer and David Meyer. Kurt Schwerdtfeger, 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 and John Byrum, Planning Manager.

3. PUBLIC COMMENT

Cassie Silveira Spoke about Fiber deployment in Hutto

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 2, 2022.

No motion, needed a correction on 4.6 of 4 Ayes to 0 Nays will bring back to October agenda for approval.

- 4.2. Consideration and recommendation on the City of Hutto Capital Improvement Plan. Staff presented the proposed City of Hutto Capital Improvement Plan.

Discussion ensued between staff and commissioners.

A motion was made by Vice Chair Bryan Lee to recommend the Capital Improvement plan to City Council with the following recommendations:

1. T6 move to P1
2. T13 move to P2
3. Addition of intersection improvements
4. T10 add extensive improvements and funding
5. Overlay of Mager Lane (Kates Way to Limmer)
6. T3- design includes signals at 79
7. Add years as reference for plans

Seconded by Commissioner David Meyer Motion passed 4 Ayes to 0 Nays.

- 4.3. Discussion on amending sections 10.609.4.1 Land Dedication, 10.609.5.3, Fee instead of Parkland Dedication, 10.609.6.2 Usability, and 10.609.6.5 Access, to update the

minimum standards and fees related to parkland and open space dedication requirements - (Jeff White)

Staff Presented applicants request of amending sections 10.609.4.1 Land Dedication, 10.609.5.3, Fee instead of Parkland Dedication, 10.609.6.2 Usability, and 10.609.6.5 Access, to update the minimum standards and fees related to parkland and open space dedication requirements.

Jeff White, Parks Superintendent, Perry Savard, and
City Manager James Earp all spoke on the item.

- 4.4. Hold a public hearing for the proposed North Town Commons Lots 2, 3, 4 Block A Preliminary Plat, 2.864 acres, more or less, of land, 3 commercial lots, located on FM 1660 South.

Staff presented applicants request for the proposed North Town Commons Lots 2, 3, 4 Block A Preliminary Plat, 2.864 acres, more or less, of land, 3 commercial lots, located on FM 1660 South.

Open to the public at 9:39 PM and closed at 9:39 PM.

No action taken

- 4.5. Consideration and possible action on the proposed Emory Crossing Phase 4 Final Plat 30.969 acres, more or less, of land located north of Limmer Loop, between Ed Schmidt Blvd. and FM1660 North.

Staff presented applicants request for the proposed Emory Crossing Phase 4 Final Plat 30.969 acres, more or less, of land located north of Limmer Loop, between Ed Schmidt Blvd. and FM1660 North. Discussion ensued between staff and commissioners.

Commissioner David Meyer made a motion to approve with the addition of a few corrections to FP, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.6. Consideration and possible action on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 88.24 acres, more or less, of land, 388 lots, located on the south side of FM 1660 east of County Road 163.

Staff presented applicants request on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 88.24 acres, more or less, of land, 388 lots, located on the south side of FM 1660 east of County Road 163.
Discussion ensued between staff and commissioners.

Chair Rick Hudson made a motion to accept the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 88.24 acres, more or less, of land, 388 lots, located on the south side of FM 1660 east of County Road 163 as presented with the staff condition that all Williamson County comments and any outstanding engineering comments are satisfied prior to Final Plat submittal. Seconded by Vice Chair Bryan Lee. Motion passed 4 Ayes to 0 Nays.

- 4.7. Consideration and possible action on Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, two 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.

Discussion ensued between staff and commissioners.

Vice Chair Bryan Lee made a motion to accept 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 with staff conditions presented:

1. All lots/block are updated to show alphanumeric call-outs (ex. Lot 1, Block A)
2. Note #2 will be updated to reflect the correct PUD.
3. Update the P&Z approval note with the correct date.
4. All engineering label updates will be completed.

Seconded by Commissioner Susanna Boyer, Motion passed 4 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

The meeting was adjourned at 10:26 PM

7. CERTIFICATION

I certify that this notice of the September 9, 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 September 2, 2022 at 5:00 P.M.



Planning and Zoning Chair