



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, February 7, 2023 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, Susanna Boyer, David Meyer, Jerica Lawyer, Bryan Lee, Jim Morris. Members that were not in attendance: Kurt Schwerdtfeger

Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director of Development Services, John Byrum, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

There were no public comments

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 3, 2023.

Corrections needed, tabled until March meeting

- 4.2. Consideration and possible action on the proposed SJS Preliminary Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.

Staff presented applicants request, discussion between Staff and Commissioners, Vice Chair Bryan Lee made a motion to approve the proposed SJS Preliminary Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop as written, seconded by Commissioner Jerica Lawyer. Motion Passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on Covered Bridge Lots 1 and 2, Block A and Lots 1 and 2, Block H, Phase 1, Amended Plat, 0.724 acre, more or less, of land, residential lots, located at County Road 138.

A motion was made by Commissioner David Meyer to approve Covered Bridge Lots 1 and 2, Block A and Lots 1 and 2, Block H, Phase 1, Amended Plat, 0.724 acre, more or less, of land, residential lots, located at County Road 138. with few corrections, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 16, Final Plat, 2.444 acres, more or less, of land, open space, located at Carl Stern Drive.

A motion was made by Chair Rick Hudson to approve the proposed Hutto Crossing Phase 4, Section 16, Final Plat, 2.444 acres, more or less, of land, open space, located at Carl Stern Drive, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Ayes

- 4.5. Consideration and possible action on the proposed NorthTown Commons, Lot 5, Block A, Final Plat, 1.291 acre, more or less, of land, one commercial lot, located on Limmer Loop.

A motion was made by Commissioner David Meyer to approve the proposed NorthTown Commons, Lot 5, Block A, Final Plat, 1.291 acre, more or less, of land, one commercial lot, located on Limmer Loop with corrections on signature, title and date, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration and possible action on the proposed Klattenhoff Addition Final Plat, 3.039 acres, more or less, of land, located on Klattenhoff Lane.

A motion was made by Vice Chair Bryan Lee to approve the proposed Klattenhoff Addition Final Plat, 3.039 acres, more or less, of land, located on Klattenhoff Lane seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Hold a public hearing and consideration of possible action on the proposed Village at Hutto Station Preliminary Plat, 30.481 acres, more or less, of land, one multifamily lot, located on County Road 138.

The public hearing opened at 7:18 PM. Closed at 7:18 PM.

Commissioner David Meyer made a motion to approve the proposed Village at Hutto Station Preliminary Plat, 30.481 acres, more or less, of land, one multifamily lot, located on County Road 138, with correction of some typos. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 5.2. Hold a public hearing and possible action on the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, residential lot, located on County Road 119 and Limmer Loop.

The public hearing opened at 7:29 PM and closed at 7:29 PM.

Commissioner Susanna Boyer made a motion to approve the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, residential lot, located on County Road 119 and Limmer Loop. Seconded by Commissioner Jim Morris. Motion passed 6 Ayes to 0 Nays.

- 5.3. Hold a public hearing and consideration of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North.

No public hearing needed.

A motion was made by Commissioner Jim Morris to approve a recommendation to City

Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North with the addition of 1 more monument sign, lighting limit of 25 feet and shielded, and the mural to face non residential side, seconded by Commissioner Sausanne Boyer. Motion passed 6 Ayes to 0 Nays.

- 5.4. Consideration and possible action on the proposed Thomison Subdivision Preliminary Plat, 53.14 acres, more or less, of land, 141 residential lots, located on County Road 132 and County Road 133.

A motion was made by Vice Chair Bryan Lee to approve the proposed Thomison Subdivision Preliminary Plat, 53.14 acres, more or less, of land, 141 residential lots, located on County Road 132 and County Road 133 with a stipulation that the sidewalks connect to neighboring communities and maintained by HOA, seconded by Commissioner Jerica Lawyer, Motion passed 6 Ayes to 0 Nays

6. DEVELOPMENT SERVICES DIRECTOR REPORT

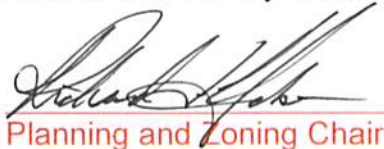
Staff inquired about having a second meeting in March, so March 7th will be a regular scheduled meeting and March 21st will be the second special called meeting. need Toma training certificates.

7. ADJOURNMENT

Meeting was adjourned at 8:32 PM

8. CERTIFICATION

I certify that this notice of the 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 DATE at 5:00 P.M.



Planning and Zoning Chair