



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 4, 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**

Jim Morris-Y
Bryan Lee-Y
Jerica Lawyer-N
Kurt Schwerdtfeger-N
David Meyer-Y
Rick Hudson -Y
Susanna Boyer-Y

Ashley Bailey -Development Services Director

3. **PUBLIC COMMENT**

No public Comment

4. **CONSENT AGENDA**

- 4.1. Consideration and possible action on the meeting minutes from the special called Planning and Zoning Commission meeting held on March 21, 2023.

Pulled from Consent add "and to the west w/Emory Crossing Blvd connection near the sidewalk" near the Ed Schmidt comment. Vice Chair Bryan Lee made a motion with correction, seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Nays

- 4.2. Consideration and possible action on Village at Hutto Station Final Plat, 30.481 acres, more or less of land, located on the north side of CR138 and south of the Southeast Loop.

Commissioner Susanna Boyer made a motion to accept consent items 4.2, 4.4, 4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays

- 4.3. Consideration and possible action on Star Ranch Commercial Block C Lots 4-5 Final Plat, 3.155 acres, more or less of land located at the southwest corner of Star Ranch Blvd and SH130 frontage road.

A motion was made by Vice Chair Bryan Lee to approve Star Ranch Commercial Block C Lots 4-5 Final Plat, 3.155 acres, more or less of land located at the southwest corner of Star Ranch Blvd and SH130 frontage road, with the recommendation that a corner clip is installed, Withdrawl Typo, Commissioner David Meyer Recused, Seconded by Commissioner Susanna Boyer. 4 Ayes to 0 Nays

- 4.4. Consideration and possible action to disapprove the proposed Hutto Crossing has 4 Section 18 Final Plat, 22.045 acres, more or less, of land, 34 lots, located north on Carl Stern Drive.
Commissioner Susanna Boyer made a motion to accept consent items 4.2,4.4,4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays
- 4.5. Consideration and possible action to disapprove the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots,one (1) amenity lot and one (1) park lot, located on County Road 132.
Commissioner Susanna Boyer made a motion to accept consent items 4.2,4.4,4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays
- 4.6. Consideration and possible action to disapprove the proposed Northtown Commons Block A, Lots 2 - 4 Final Plat, 2.684 acres, more or less, of land, three (3) commercial lots, located on FM 1660.
Commissioner Susanna Boyer made a motion to accept consent items 4.2,4.4,4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).
Ashley presented the applicant's request on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West). Commissioner Jim Morris made a motion to approve 5.1 with the condition that the drainage plan per Atla 14 is approved prior to final, seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Nays.
- 5.2. Consideration and possible action on Highlands of Hutto Final Plat, 12.71 acres, more or less of land located along Limmer Loop and the intersections of Westfield and Sherman Streets.
Ashley Bailey presented applicant's request on Highlands of Hutto Final Plat, 12.71 acres, more or less of land located along Limmer Loop and the intersections of Westfield and Sherman Streets,Commissioner Susanna Boyer made a motion to accept 5.2 with the condition that Ashley would get signal warrant information, seconded by Vice Chair Bryan Lee. Motion passed 5 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley updated the commissioners that the RFQ for the UDC went out and was published last Friday.

7. ADJOURNMENT

Meeting adjourned at 8:47 PM

8. CERTIFICATION

I certify that this notice of the April 4, 2023 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 March 31,2023 at 5:00 P.M.

A handwritten signature in black ink, appearing to read "Richard J. Glick", is positioned above a horizontal red line. The signature is fluid and cursive, with the first name "Richard" being more legible than the last name "Glick".

Planning and Zoning Chair