



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 16, 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

Commissioners in attendance were: Jim Morris, Kurt Schwerdtfeger, Chair Rick Hudson, Susanna Boyer, Commissioners not in attendance were Jerika Lawyer, David Meyer.

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on May 16, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There were no Public Comments

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the minor modification application of La Parrilla food truck to be located in the Historic District at 209 Farley Street.

Staff presented the applicant's request for the minor modification for La Parrilla food truck to be located in the Historic District at 209 Farley Street. A motion was made to approve applicants' request by Commissioner Jim Morris, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.2. Hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119.

Staff presented applicants' request to hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119.

The public hearing opened at 7:11 PM Juan Peni spoke about making it a walkable

environment. public hearing closed at 7:14 PM. Amanda Brown presented and answered questions.

A motion was made by Commissioner Kurt Schwerdtfeger on a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119 to approve with the conditions that 5% minor modification is updated to reflect the 10% cumulative revision, the residential buffer is a four foot hedge that abuts all residential neighborhood, that the 2 story buildings that are within the 125 ft setback have a height limitation of 35 feet based off the average between the top plate and the top of the roof, and the 10 foot trail is provided at phase 3 along Ed Schmidt pending approval and 5 fencing at phase 3 is provided along the residential neighborhood either with masonry or masonry and wood fencing, Seconded by Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.

- 4.3. Consideration and possible recommendation on the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd.

Staff presented applicants request on the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd.

Discussion between Staff and Commissioners. The public Hearing opened at 8:07 PM, closed public hearing at 8:07 PM. Amanda Brown presented.

A motion was made by Commissioner Kurt Schwerdtfeger to approve the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd with the following conditions: the 5% minor modifications shall be mended to 10% cumulative allowance, limit the commercial development to three quicker facilities, lot 7 either a drainage zone or a masonry and wood 8 ft fence be provided along residential units, and finally that the commercial development areas the lighting, all parking lot lighting at 9:00 PM be configured so that 50% of the parking lot lights will turn off the remainder of the 50% will be on motion sensors that will dim down to 50% and activate upon motion, seconded by Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed North Town Commons Lots 2-4, Block A Final Plat, 2.864 acres, more or less, of land, three commercial lots, located south of FM 1660 along the east side of FM1660N.

Staff presented the applicant request for Consideration and possible action on the proposed North Town Commons Lots 2-4, Block A Final Plat, 2.864 acres, more or less, of land, three commercial lots, located south of FM 1660 along the east side of FM1660N. Commissioner Jim Morris made a motion to approve item 4.4 as presented, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Bailey updated commissioners

6. **ADJOURNMENT**

Meeting was adjourned at 9:00 PM.

7. **CERTIFICATION**

I certify that this notice of the May 16, 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 May 12, 2023 before 5:00 P.M.



PLANNING AND ZONING CHAIR