



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, December 5, 2023 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Members of the Planning and Zoning Commission meeting in attendance were: Cheryl Stewart, Jim Morris, Bryan Lee, Tony Wertz, Susanna Boyer and Rick Hudson. Jerica Lawyer was not in attendance.

Members of the City of Hutto staff present were: Ashley Bailey, Director Development Services and John Byrum, Planning Manager.

3. PUBLIC COMMENT

No public comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action to disapprove the proposed Heritage Mill North Final Plat, 41.284 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.

A motion was made by Vice Chair Rick Hudson to disapprove the proposed Heritage Mill North Final Plat, 41.284 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163 per staff recommendation, seconded by Commissioner Bryan Lee. Motion passed 6 AYes to 0 Nays.

- 4.2. Consideration and possible action on the Hutto Data Center Campus Subdivision Preliminary Plat, 158.731 acres, more or less, of and, located on County Road 132.

A motion was made by Vice Chair Rick Hudson to approve the Hutto Data Center Campus Subdivision Preliminary Plat, 158.731 acres, more or less, of and, located on County Road 132 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on Hutto Data Center Campus Subdivision One Final Plat, 158.731 acres, more or less, of land, located on County Road 132.

A motion was made by Commissioner Bryan Lee to approve Hutto Data Center Campus Subdivision One Final Plat, 158.731 acres, more or less, of land, located on County Road 132, seconded by Vice Chair Rick Hudson. Motion passed 6 Ayes to 0 Nays

- 4.4. Consideration and possible action on the proposed Hutto Crossing Phase 4 Section 19 Final Plat, 12.105 acres, more or less, of land, comprised of 77 residential lots and 2 open space lots, located north of Carl Stern Drive.

A motion was made by Commissioner Bryan Lee to approve the proposed Hutto Crossing Phase 4 Section 19 Final Plat, 12.105 acres, more or less, of land, comprised

of 77 residential lots and 2 open space lots, located north of Carl Stern Drive as written, seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays.

- 4.5. Consideration and possible action on the proposed Yardly Emory Crossing Final Plat, 56.318 acres, more or less, of land, comprised of one multi-family lot, located on County Road 119/Ed Schmidt Blvd.

A motion was made by Commissioner Bryan Lee to accept the proposed Yardly Emory Crossing Final Plat, 56.318 acres, more or less, of land, comprised of one multi-family lot, located on County Road 119/Ed Schmidt Blvd as written, seconded by Commissioner Jim Morris. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Consideration of a public hearing and possible recommendation on Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to add Section 3.10 Riparian Setback.

A public hearing opened at 7:25 PM Grant Thompson multi family and hotel question. closed at 7:33 PM Shauna Wells flood zone questions. Reopened public hearing at 7:38 PM Shayna Yung President of HOA closed at 7:46 PM

A motion was made by Vice Chair Rick Hudson to accept Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to add Section 3.10 Riparian Setback, seconded by Commissioner Tony Wertz. Motion passed 6 Ayes to 0 Nays.

- 5.2. Consider a public hearing and possible action on the Bluffs At Blackhawk Preliminary Plat, 81.41 acres, more or less, more or less, of land, located on Rowe Lane at Melber Lane.

A public hearing opened at 7:51 PM closed at 7:52 PM Reopened at 7:53 PM Jeff Lathem closed at 7:59PM.

A motion was made by Commissioner Jim Morris to accept the Bluffs At Blackhawk Preliminary Plat, 81.41 acres, more or less, more or less, of land, located on Rowe Lane at Melber Lane as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 5.3. Hold a public hearing and consider action on the proposed Park at Brushy Creek Phase 1 Lots 126-127, Block G Replat, 3.236 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.

A public hearing opened at 8:23 PM Closed at 8:23 PM

A motion was made by Commissioner Tony Wertz to accept the proposed Park at Brushy Creek Phase 1 Lots 126-127, Block G Replat, 3.236 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

- 5.4. Conduct a public hearing for the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 188.93 acres, more or less, of land, 679 lots, located off of FM 1660 South.

No Action opened public hearing at 8:34 PM closed at 8:34 PM

6. DEVELOPMENT SERVICES DIRECTOR REPORT

- * update on UDC rewrite needed by the end of the calendar year for any changes
- * January meeting will be on the 9th not the 2nd

7. ADJOURNMENT

Meeting adjourned at 8:58 PM

8. CERTIFICATION

I certify that this notice of the December 5, 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 December 1, 2023 at 5:00 P.M.

Planning and Zoning Chair