



City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, February 6, 2024 at 7:00 PM
City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

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 February 6, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 9,2024.
- 5.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 10,2023.
- 5.3. Conduct a public hearing and consider a recommendation to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Chapter 2, Administration, by amending 10.203 Development Review Process, amending Chapter 3 Land Use Standards, Section 10.304.9 Temporary Uses, and amending Section 10.310.5, Mobile Food Vendor.
- 5.4. Discuss and provide comments on the draft Master Mobility Plan Map.

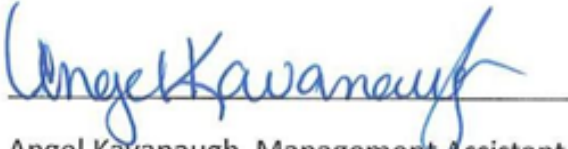
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the February 6,2024 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 February 2,2024 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 9, 2024.
Meeting: Tuesday, February 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. January 9, 2024



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, January 9, 2024 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: Bryan Lee, Jerica Lawyer, Tony Wertz, Rick Hudson, Susanna Boyer and Cheryl Stewart. Jim Morris was absent.
Members of the City Staff in attendance were: Ashley Bailey, Director Development Services and John Byrum, Planning Manager.

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 January 9, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

Open Public hearing Eric Delgado- 400 Pulitzer Drive questions on the Sign at Orgain Park closed public hearing at 7:03 PM

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning meeting held on December 5, 2023

A motion was made by Commissioner Tony Wertz to accept the meeting minutes from the regular scheduled Planning and Zoning meeting held on December 5, 2023, Seconded by Commissioner Cory Denena. Motion passed 6 Ayes to 0 Nays.

- 4.2. Conduct a public hearing and consider a recommendation to City Council for a zoning change request for 2259 Innovation Boulevard from Single Family (SF-1) to Light Industrial (LI) for an approximate 5.56 acre site, more or less, of land, generally located southeast of the intersection at Innovation Boulevard and Schneider Boulevard.

Opened Public hearing at 7:10 PM closed hearing at 7:10 PM. A motion was made by Commissioner Brian Lee to approve the recommendation to City Council for a zoning change request for 2259 Innovation Boulevard from Single Family (SF-1) to Light Industrial (LI) for an approximate 5.56 acre site, more or less, of land, generally located southeast of the intersection at Innovation Boulevard and Schneider Boulevard as written, Seconded by Vice Chair Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 4.3. Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VIII site at the southeast corner of Limmer Loop and Innovation Blvd.

A motion was made by Commissioner Brian Lee to accept a request for a fee in lieu of tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VIII site at the southeast corner of Limmer Loop and Innovation Blvd with conditions of the following - the fee in lieu request for a reduction of 43 trees, accepting the average amount of \$33,819.50 for the fee, and consideration to City Council to have staff create an agreement with current developer to allocate this full fee amount to planting trees in the berm area beside Emory Farms with ongoing maintenance by developer.

Seconded by Commissioner Tony Wertz. Motion passed 6 ayes to 0 Nays

- 4.4. Conduct a public hearing regarding a variance request for the property at 1001 County Road 137 from the sign standards, as outlined in Chapter 4, Section 10.410.3.4 of the Unified Development Code (UDC), to increase the allowed number of signs along a street frontage from one (1) to two (2) signs, and to exceed maximum height requirements, for the two (2) proposed park entrance signs.

No action was taken. Public hearing only.

The public hearing opened at 7:45 PM closed at 7:45 PM

- 4.5. Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Section 10.304.7, Industrial uses, and adding Section 10.308.18, Data Center, and amending Chapter 4, Site Design Standards, by amending Section 10.403.4, Building Envelope, Section 10.403.6 Bufferyard, and Section 10.405.9, Parking and Loading Space Number Standards.

The public hearing was opened at 7:51 PM and closed at 7:51 PM . A motion was made by Commissioner Brian Lee to accept staff recommendation to City Council to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Section 10.304.7, Industrial uses, and adding Section 10.308.18, Data Center, and amending Chapter 4, Site Design Standards, by amending Section 10.403.4, Building Envelope, Section 10.403.6 Bufferyard, and Section 10.405.9, Parking and Loading Space Number Standards with the exception of changing 10.308 point 13.3 conditioned verbiage to state data centers within heavy industrial land use per future land use map are permitted a maximum height of 120 feet data centers located elsewhere in the city shall abide by the maximum height of the applicable district determined inspection 10.3.04 building envelope, Context for City Council: We want to ensure that existing and new residential areas do not have to deal with large 120ft buildings. Using Land Use (versus corridors) is the better current plan to restrict this into the Megasite only at the moment, but others can request a FLUM changes to allow this. seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

*Joint Council and P&Z staff on January 25, 2024

*Discussion with third parties on UDC

*Meeting with P&Z and CIP on January 30, 2024

6. ADJOURNMENT

Meeting was adjourned at 8:53 PM

7. CERTIFICATION

I certify that this notice of the January 9, 2024 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 before 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 10, 2023.
Meeting: Tuesday, February 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. October 10, 2023



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, October 10, 2023 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

Planning and Zoning Commission meeting was called to order at 7:10 PM.

2. ROLL CALL

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

Members of the City of Hutto staff in attendance were: John Byrum, Planning Manager and Angel Kavanaugh, Sr. Management Assistant.

3. PUBLIC COMMENT

Residents chose to make the statements at the time of the agenda item.

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on September 5, 2023.

Vice Chair Rick Hudson made a motion to approve the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on September 5, 2023 as written, seconded by Commissioner Jim Morris. Motion passed 4 Ayes to 0 Nays

- 4.2. Consideration and possible action to approve Brooklands Sec Six Amended Plat, 21.59 acres, more or less, located northeast of Brooklands Drive and Swindoll Lane.

Vice Chair Rick Hudson Made a motion to approve Brooklands Sec Six Amended Plat, 21.59 Acres, more or less, located northeast of Brooklands Drive and Swindoll Lane as written, Seconded by Commissioner Jim Morris. Motion passed 4 Ayes to 0 Nays

- 4.3. Consideration and possible action to approve the proposed Northtown Commons Final Plat, 3.1 acres, more or less, of land, two (2) commercial lots, located on Limmer Loop.

Commissioner Jim Morris made a motion to approve the proposed Northtown Commons Final Plat, 3.1 Acres, more or less, of land, two(2) commercial lots, located on Limmer Loop. as written, seconded by Vice Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the minor modification application of The Pastrami Guy food truck to be located in the Historic District at 209 Farley Street. Vice Chair Rick Hudson made a motion to accept the minor modification application of the Pastrami Guy food truck to be located in the Historic District at 209 Farley Street as presented by staff, seconded by Commissioner Jerica Lawyer. Motion passed 4 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.
The public hearing opened at 7:22 pm. The following residents spoke about Road issues, conditions, congestion, possible dark sky lighting, water/drainage issues, and not having the smaller lots.
David
Claudia Beauser 333 Comanche
Jeff Latham
Stephanie Newberry 232 Taco Bridge
Public Hearing closed at 7:38 pm. The applicants were there to answer questions and opened up to the residents as well. A motion to postpone item 5.2 with 2 conditions was made by Commissioner Jerica Lawyer. 1. That the applicant speaks with residents and answers their questions 2. Residents speak with Wilco/Travis County. This item will be brought back on the December Agenda, seconded by Vice Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.
- 5.3. Conduct a public hearing and possible action on Ordinance No. O-2023-033 for the proposed Specific Use Permit request for the property known as 901 Ed Schmidt Boulevard, to allow a drive-through facility (UDC 10.304.10) (Ashley Bailey)
The public hearing opened at 8:35 pm and closed at 8:35 pm. A motion was made by Commissioner Jim Morris to accept staff recommendation on the proposed Specific Use Permit for the property known as 901 Ed Schmidt boulevard, to allow a drive through facility (UDC 10.304.10)-With staff conditions, seconded by Vice Chair Rick Hudson. Motion passed 3 Ayes to 1 Nays
- 5.4. Conduct a public hearing and consider possible action on the Planned Unit Development (PUD) request for the property known as Meadow Brook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S.
The public hearing opened at 8:48 pm and closed at 8:48 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation on the Planned Unit Development (PUD) request for the property known as Meadowbrook Planned Unit Development (PUD) 87.8 acres, more or less of land, located off FM 1660S with the condition that striping of street parking is provided, seconded by Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.
- 5.5. Conduct a public hearing and consider possible action on the CoOp Planned Unit Development Amendment, 35.102 acres, more or less, located on US 79 West at CoOp Blvd.
The public hearing opened at 9:00 pm. Ellie Gonzales had a location question that was resolved, closed at 9:05 pm. A motion was made by commissioner Jim Morris to accept staff recommendation on the CoOp Planned Unit Development Amendment, 35.102 acres, more or less, located on US 79 West at CoOp Blvd, seconded by Chair Susanne Boyer. Motion passed 4 Ayes to 0 Nays.

- 5.6. Conduct a public hearing and consider possible action on the CoOp District Resubdivision of Lot 1, approximately 3.37 acres, east of the northeast corner of W. Live Oak Street and Exchange Blvd.
The public hearing opened at 9:11 pm. Closed at 9:11 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation on the CoOp District Resubdivision of Lot 1 approximately 3.37 acres, east of the northeast corner of W Live Oak Street and Exchange Blvd as presented , seconded by Commissioner Jim Morris. Motion passes 4 Ayes to 0 Nays.
- 5.7. Conduct a public hearing and consider possible action on the CoOp District Resubdivision of Lots 4A, 4B, 4E, 5A, approximately 5.78 acres, located at the northeast corner of CoOp Blvd. and US Highway 79.
The public hearing opened at 9:14 pm. Closed at 9:14 pm. A motion was made by Vice chair Rick Hudson to accept staff recommendation on the CoOp District resubdivision of Lots 4A, 4E and 5 A, approximately 5.78 acres, located at the northeast corner of CoOp Blvd and US Highway 79, with the recommendation that the chair name be changed from Rick Hudson to Susanne Boyer, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays
- 5.8. Conduct a public hearing and consider possible action on the CoOp District Resubdivision of Lots 6A-1, 7, 8 and 9, approximately 15.35 acres at the southeast corner of W. Live Oak Blvd. and Exchange Blvd.
The public hearing opened at 9:21 pm. Closed at 9:21 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation on the resubdivision of Lots 6A-1, 7, 8 and 9, approximately 15.35 acres at the southeast corner of W. Live Oak Blvd. and Exchange Blvd, with the recommendation that lot 9A name be changed to 8 so people are not looking for 8 and staff condition of the replant number be added to the document, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.
- 5.9. Conduct a public hearing and consider possible action on Durango Farms Ph 2 Lots 1-5 Blk H Replat, approximately 0.713 acres, at the northeast corner of Mager Lane and Greenspire Lane.
The public hearing opened at 9:36 pm. Closed at 9:36 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation for the Durango Farms Ph 2 Lots 1-5 Blk H Replat, approximately 0.713 acres, at the northeast corner of Mager Lane and Greenspire Lane with 5A being a Drainage lot, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

- * There will be a November 7th Meeting
- * Send Commissioners the Prelim Schedule for the UDC

7. ADJOURNMENT

Meeting was adjourned at 9:46 PM.

8. CERTIFICATION

I certify that this notice of the October 10, 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 October 6, 2023 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission

Subject: Conduct a public hearing and consider a recommendation to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Chapter 2, Administration, by amending 10.203 Development Review Process, amending Chapter 3 Land Use Standards, Section 10.304.9 Temporary Uses, and amending Section 10.310.5, Mobile Food Vendor.

Meeting: Tuesday, February 6, 2024

Department: Development Services

Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

City Council held a workshop in December 2023 to discuss mobile food vendor operating hours and the approval process. The Unified Development Code (UDC) was amended in 2018 to include mobile food vendors/food trucks as a use that not previously contemplated in the UDC. At that time, the hours of operation as adopted for mobile street vendors in the City Code of Ordinances was copied to the UDC. The current process for mobile food vendor approvals includes staff review and Planning and Zoning Commission approval, which is being amended with this proposal as well.

SUMMARY OF REQUEST:

When the UDC was written in 2011, food trucks were not covered in the ordinance and thus, not fully allowed as a use other than requesting compliance with the mobile street vendor ordinance in the City Code of Ordinances and enforced by the Police Department. There are nuances to the adopted codes regarding "mobile food vendors" (UDC) and "mobile street vendors" (City Code of Ordinances). The main distinction between 'mobile food vendors' and 'mobile street vendors' as defined in the two adopted codes, is that the first serves from a private lot and remains mostly stationary during business hours, the second serves from the right-of-way and is in movement for the majority of the operating hours.

To expand on this, "mobile food vendors" as governed by the UDC are the trucks that are in place and essentially stationary on a piece of property for a number of days/weeks/months at a time. These uses require regulations because they are quasi-temporary uses which can create concerns within the built environment (restroom access, trash/waste disposal, parking, etc).

In response to the discussion and direction provided at the City Council workshop in December 2023, the following changes are proposed and shown in the attached redlines:

1. Updating the mobile food vendor section to help further define the use so that applicants will be able to easily discern which ordinance applies to their proposed use.

AGENDA ITEM REPORT

5.3.



2. Hours of operation have been fully removed to mirror business hours for other eating establishments within the UDC.
3. The use chart is updated to reflect the conditional approval of food trucks within non-residential districts.
4. The approval process is amended to allow staff to administratively approve mobile food vendors with an appeal allowed to the Planning and Zoning Commission should a permit be denied and the applicant would like to appeal.
5. Setting a minimum level of information staff needs to consider the use and impact to the subject lot as well as the surrounding properties.

This ordinance amendment does not affect farmer's markets, itinerant vendors (roadside vendors and/or door to door sales/soliciting), or the "mobile street vendors" (trucks that drive around and stop in the roadway to serve) as defined in the City Code of Ordinances.

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Redlined UDC

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
Building plan review— residential/commercial: Addition			RV/D				
Building permit – residential/commercial: new construction (incl. inspections)			I/D				
Building permit – residential/commercial: remodel (incl. inspections)			I/D				
Building permit – residential/commercial: repair (incl. inspections)			I/D				
Building permit – residential/commercial: addition (incl. inspections)			I/D				
Certificate of appropriateness	RV		RV	D		A	
Certificate of occupancy/tenant change			I/D				
Comprehensive plan amendment	RV	RV		R ^{††}	R	D	
Comprehensive plan land use map amendment	RV				R	D	
Conditional certificate of completion (commercial)			RV/I/D				
Delay request (waiver of rights) for plats	RV/D						
Demolition permit: residential/commercial			I/D	D **			
Development agreement	RV/D					D	
Development assessment (subdivision)	RV/D	RV					
Drainage easement vacation	RV	RV				D	
Hot tub/spa permit (incl. insp.)			D				
HUD code manufactured home permit			D				
HVAC permit			D				
Irrigation permit (incl. insp.)(landscape irrigation)			D				
Legal lot determination letter	D						
Major subdivision: prelim & final plat	RV	RV			D		
Minor Modification – FBC zoning district	RV ^{†††}				R	D	
Minor Modification – OT zoning district	RV ^{††}				D	A	
<u>Mobile Food Vendor</u>	<u>RV/D</u>				<u>A</u>		
Minor (short form) subdivision: final plat	RV	RV			D		
Move-in (modular structure) permit			D				
Plat Vacation	RV	RV			D		
Public utility easement vacation (PUE)	RV	RV				D	
Recordation processing (final plat)	RV/D						
Right-of-way (ROW) construction permit		D					
Right-of-way (ROW) vacation	RV	RV				D	
Sign master plan	RV		RV		R	D	
Sign permit	RV		RV/D				
Site plan review (incl. inspections)	RV	RV	RV/D				
Form Based Code amendment	RV				R	D	
Specific use permit (incl. amendment)	RV		RV		R	D	
Street name change	RV					D	
Subdivision improvements		RV/I/D				Acceptance	

10.304.8 Institutional and civic uses

Institutional and civic uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Amenity center	C	C	C	C	C	C	C	-	-	C	C	C	C	C	P	-	-	P	P	P	P
Aquatic facility	P	P	P	P	P	C	P	P	P	P	P	P	P	P	S	-	-	-	-	S	P
Athletic facility	S	S	S	S	S	C	P	P	P	P	S	S	S	S	S	-	-	-	-	-	P
Cemetery	S	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-
Community facility	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	-	P	P	P	P
Golf course	S	S	S	S	S	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and ride lot (as principal use)	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S
Place of worship or assembly	C	C	C	C	C	P	P	C	C	C	P	P	P	P	P	P	P	P	P	P	P
Public utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School: no more than 5 students	-	P	P	P	P	P	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
School: at least 6 students	-	S	S	S	S	S	S	-	-	-	-	-	S	S	P	-	-	S	S	P	P

10.304.9 Temporary uses

Temporary uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Construction field office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Garage sale	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Mobile Food Vendor						PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Model home / lot sales	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Portable storage container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

10.304.10 Accessory uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

10.312.10.1 Air pollution

Uses cannot discharge across the lot lines fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter, or other air pollutants in a concentration that is detrimental to health, animals, vegetation or property, or conflicts with public air quality standards as set by the Texas Commission on Environmental Quality and Texas Open Burning Act.

10.312.10.2 Fugitive dust

Uses generating fugitive dust and particulate matter must be conducted so dust and particulates are not transported across the bounding property line in concentrations of four grains per 1000 cu. ft. of air or more.

10.312.10.3 Gases

Uses cannot emit gas that is injurious or destructive, harmful to person or property, or explosive.

10.312.11 Traffic impact

Development Services or Public Works staff may require a traffic study for proposals for development projected to generate at least 100 peak hour vehicle trips. When a traffic impact study is required, the type and scope of the study will be decided during a pre-application meeting with Development Services and Public Works staff. Representatives from other agencies and departments may also be involved.

10.312.12 Toxic and noxious matter

Maximum concentration of toxic or noxious matter across a bounding property line is 10% of the threshold limit for an industrial worker as determined by state or federal standards, whichever is stricter.

10.312.13 Vibration

Uses cannot generate earth borne vibration limits at the bounding property line that would be detectable without the aid of instruments.

Chapter 4 Site design standards

10.401 Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

- Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.
- Protect and promote Hutto's long-term vitality through design standards that encourage and reward high quality development, while discouraging less attractive and less enduring alternatives.
- Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.
- Enhance and protect the security and health, safety and welfare of Hutto residents.

10.402 General standards

10.402.1 Utilities

10.402.2 Utility lines

All new utility lines must be placed underground. Transmission lines at least 345 kilovolts are exempted.

10.402.3 Utility boxes

- Utility boxes must be as small as possible.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
- Utility boxes in the front yard on a block must be painted a uniform earth tone color.

Utility location and screening requirements are found throughout this section.

10.403 Bulk, setbacks and buffers

10.403.1 Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulated building placement so adequate light and air can be provided to building occupants, and to slow the spread of fires from building to building. However, building placement can be an important element in defining a community's sense of place.

10.403.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes, for bufferyard only.	Only as described by Section 10.503 and use requirements of Chapter 3	No

AGENDA ITEM REPORT

5.4.



To: Planning and Zoning Commission
Subject: Discuss and provide comments on the draft Master Mobility Plan Map.
Meeting: Tuesday, February 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

This is a continuation of the discussion and review of the draft map from the meeting held on January 30, 2024.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None