



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, September 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 7:00PM.

2. ROLL CALL

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

3. PUBLIC COMMENT

No one signed up for public comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action of the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 1, 2023.

Commissioner Jim Morris made a motion to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 1, 2023, with the addition of adding bullet notes to the Directors' Report, seconded By Vice Chair Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one amenity lot and one park lot, located on County Road 132.

Commissioner Bryan Lee made a motion to accept the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one amenity lot and one park lot, located on County Road 132 with ROW needing to be 70' Engineering cleared comments, side walk on each side, seconded by Commissioner Cheryl Stewart. Motion Passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Lidell Walker Phase 2 Final Plat, 39.937 acres, more or less, of land, 194 residential lots, six open space/detention lots, and one park lot, located on the northwest corner of County Road 132 and County Road 133.

Commissioner Bryan Lee made a motion to accept the proposed Lidell Walker Phase 2 Final Plat, 39.937 acres, more or less, of land, 194 residential lots, six open space/detention lots, and one park lot, located on the northwest corner of County Road 132 and County Road 133 with the addition of sidewalks on each side, seconded by Vice Chair Rick Hudson. Motion passed 6 Ayes to 0 Nays

- 4.4. 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.

Commissioner Tony Wertz made a motion to approve 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 Seconded by Vice

Chair Rick Hudson. Motion to disapprove plat passed 6 Ayes to 0 Nays

- 4.5. Consideration and possible action on the proposed Mustand Creek Phase 6 Final Plat, 11.69 acres, more or less, of land, comprised of one non-residential lot east of FM1660N and south of Main Hippo Drive.

Commissioner Bryan Lee made a motion to accept the proposed Mustang Creek Phase 6 Final Plat, 11.69 acres, more or less, of land, comprised of one non-residential lot east of FM1660N and south of Main Hippo Drive, seconded by Commissioner Jim Morris. Motion Passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Hold a public hearing for the proposed Alta Ed Schmidt Preliminary Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.

The public hearing opened at 7:40 PM and closed at 7:40 PM . No action taken

- 5.2. Hold a public hearing for the proposed CTC at Emory Crossing Preliminary Plat, 56.318 acres, more or less, of land, 1 multi-family lot, located on CR 119.

The public hearing opened at 7:44 PM. closed at 7:44 PM. No action taken

- 5.3. Consideration and possible action on the minor modification application of Happy Panini food truck to be located in the Historic District at 201 West Street.

John Byrum presented the applicant's request on the minor modification application of Happy Panini food truck to be located in the Historic District at 201 West Street. * Correct address to 209 operating at 201 temp A motion was made by Vice Chair Rick Hudson to approve the minor modification application of Happy Panini food truck to be located in the Historic District at 201 West Street Seconded by Commissioner Cheryl Stewart. Commissioner Bryan Lee recused himself from this item as he knows the applicant,
Motion passed 5 Ayes to 0 Nays

- 5.4. Consideration and possible action on the minor modification application of Happy Panini food truck to be located in the Historic District at 101 Main Street.

John Byrum Presented the minor modification application of Happy Panini food truck to be located in the Historic District at 101 Main Street.

A motion was made by Commissioner Cheryl Stewart, seconded by Commissioner Jim Morris. Commissioner Bryan Lee Recused himself from this item.
Motion passed 5 Ayes to 0 Nays.

- 5.5. Consideration and possible action on the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 101 Main Street.

John Byrum presented applicant's request on the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 101 Main Street. Commissioner Jim Morris made a motion to approve the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 101 Main Street as written, seconded by Vice Chair Rick Hudson. Motion passed 5 Ayes to 0 Nays

- 5.6. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 4037 FM 1660 (North), to allow an elevated water pump station (UDC 10.304.8).

The public hearing opened at 8:00 PM and closed at 8:00 PM. Staff presented the applicants request and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 4037 FM 1660 (North), to allow an elevated water pump station (UDC 10.304.8)

Vice Chair Rick Hudson made a motion to approve and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 4037 FM 1660 (North), to allow an elevated water pump station (UDC 10.304.8) as written, seconded by Commissioner Tony Wertz. Motion passed 6 Ayes to 0 Nays

- 5.7. Hold a public hearing and consider a recommendation to City Council for the proposed amendment to the Townwest Commons Planned Unit Development (PUD), 18.83 acres, more or less, of land, located northwest of US79 and Ed Schmidt Blvd.

The public hearing opened at 8:08 PM and closed at 8:08 PM. Ashley Bailey presented applicant's request for a recommendation to City Council for the proposed amendment to the Townwest Commons Planned Unit Development (PUD), 18.83 acres, more or less, of land, located northwest of US79 and Ed Schmidt Blvd.

A motion to approve was made by Vice Chair Rick Hudson, seconded by Commissioner Jim Morris.

Motion passed 6 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

- internal kickoff for the UDC re write and Engineering manual with Freese and Nichols
- Looking into future 1 hour meetings to go over UDC
- October 10th full agenda

7. ADJOURNMENT

Meeting adjourned at 9:02 PM

8. CERTIFICATION

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


Planning and Zoning Chair