



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, 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 Beausser 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 Nay.

- 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, 4B, 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.

Susanne E. Boyer 3/5/24
Planning and Zoning Chair