



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 4, 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: Commissioners Jim Morris, Cheryl Stewart, Rick Hudson, Bryan Lee and Tony Wertz. Not attending were Commissioner: Jerica Lawyer and Chair Susanna Boyer.

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 June 4, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No Public Comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 9, 2024 .

Pulled 4.3 and 4.4 from Consent

A motion made by Commissioner Bryan Lee to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 9, 2024 as written, seconded by Commissioner Tony Wertz. Motion passed 5 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 7, 2024

A motion was made by Commissioner Tony Wertz to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 7, 2024, seconded by Commissioner Cheryl Stewart. Motion passed 5 Ayes to 0 Nays

- 4.3. Consideration and possible action on the proposed Hutto Mega Techcenter Preliminary Plat, 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.

A motion was made by commissioner Bryan Lee to approve the denial of the proposed Hutto Mega Techcenter Preliminary Plat, 173.995, more or less, of land located on US Highway 79 and West FM 3349 as staff recommends, seconded by commissioner

Cheryl Stewart. Motion passed 5 Ayes to 0 Nays

- 4.4. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South.

A motion was made by commissioner Bryan Lee to approve the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South with the condition that the parkland dedication and verify drainage study is completed prior to recordation, seconded by commissioner Cheryl Stewart. Motion passed 5 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider possible recommendation to City Council for the zoning change request for the property known as 213 FM 1660 South, 1.08 acres, more or less, of land, located at FM 1660 S and Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition).

City Staff member John Byrum presented the applicants request for recommendation to City Council for the zoning change request for the property known as 213 FM 1660 South, 1.08 acres, more or less, of land, located at FM 1660 S and Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition). Open to the public at 7:16 pm, Charles Hanstrom (owner) spoke public hearing closed at 7:27 pm. Commissioner Bryan Lee made a motion to approve the recommendation, seconded by commissioner Jim Morris. Motion passed 5 Ayes to 0 Nays

- 5.2. Conduct a public hearing and consider action on the proposed Village at Brooklands Preliminary Plat, 10.0 acres, more or less, of land, 2 commercial lots and 1 condominium lot, located on County Road 137.

City staff member John Byrum presented applicants' request for the proposed Village at Brooklands Preliminary Plat, 10.0 acres, more or less, of land, 2 commercial lots and 1 condominium lot, located on County Road 137. Open to the public at 7:32 pm, James McCann, PE, owner's engineer, also presented during the public hearing. Matt Rector PE spoke on the Traffic Impact Analysis requirements of the UDC. . Alexia Casanova also spoke in opposition to the use. Michael Crow spoke in opposition. Another owner opposed for the traffic, no notice, did not catch the name but John got it in writing (see separate folded paper – Raghara Anne but not found in WCAD The public hearing closed at 8:02 pm. A motion was made by commissioner Jim Morris to approve item 5.2 as presented, seconded by commissioner Cheryl Stewart. Motion passed 5 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

- * need comments on UDC corrections
- * next P&Z is July 2

7. ADJOURNMENT

Adjourned at 8:14 pm

8. CERTIFICATION

I certify that this notice of the June 4, 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 May 31, 2024 before 5:00 P.M.

Susanna E. Boyer 7/02/2024
Planning and Zoning Chair