



# City of Hutto

## Minutes

### Planning and Zoning Commission

Tuesday, July 2, 2024 at 7:00 PM

### City Council Chambers

#### 1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 8:01 PM

#### 2. ROLL CALL

All the Planning and Zoning Commissioners were in attendance.

#### 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](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on July 2, 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 June 4, 2024.

A motion by Commissioner Jim Morris was made to approve consent agenda items 4.1, 4.2, and 4.3 as written, seconded by Commissioner Tony Wertz Motion passed 7 Ayes to 0 Nays

- 4.2. Consideration and possible action to disapprove the proposed Hutto Mega Techcenter Preliminary Plat application as outlined in the report, consisting of approximately 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.

A motion by Commissioner Jim Morris was made to approve consent agenda items 4.1, 4.2, and 4.3 as written, seconded by Commissioner Tony Wertz Motion passed 7 Ayes to 0 Nays

- 4.3. Consideration and possible action on a request to extend the Lidell Walker Preliminary Plat approval in accordance with Unified Development Code Section 10.203.8.6.

A motion by Commissioner Jim Morris was made to approve consent agenda items 4.1, 4.2, and 4.3 as written, seconded by Commissioner Tony Wertz Motion passed 7 Ayes to 0 Nays

- 4.4. Consideration and possible action to disapprove the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres, more or less, of land, 120 residential lots and three open space/drainage lots, located south of CR 132 and North of FM 1660 South.  
A motion was made by Vice Chair Rick Hudson to approve 4.4 with the conditions that the staff comments are addressed and corrected, seconded by Commissioner Tony Wertz.  
Motion passed 7 Ayes to 0 Nays
- 4.5. Consideration and possible action to disapprove the proposed Gola Phase 2 Final Plat, 34.713 acres, more or less, of land, 148 lots, located on FM 1660 South.  
A motion was made by Vice Chair Rick Hudson to approve 4.5 with the conditions that the staff comments are addressed and corrected, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays

## **5. AGENDA ITEMS**

- 5.1. Conduct a public hearing and consider a recommendation to City Council on the Meadowbrook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S.  
The public hearing opened at 8:15 PM and closed at 8:15 PM. Staff presented . Abby Hon with Lionheart representing Meadowbrook.  
  
A motion was made by Commissioner Cheryl Stewart to approve 5.1 as presented, seconded by Commissioner Jim Morris. motion passed 7 Ayes to 0 Nays
- 5.2. Conduct a public hearing and consider a recommendation to City Council for the proposed Penske Planned Unit Development, 35.8 acres, more or less, of land, from Multi-family and an original zoning to PUD at the time of annexation, located on the west side of Innovation Blvd.  
A public hearing was opened at 8:33 PM and closed at 8:33 PM. Staff presented. Peter Cisero from Graves Door in Austin represented Penske . A motion by Vice Chair Rick Hudson was made to approve 5.2 with staff conditions notes in the staff review, seconded by Commissioner Jim Morris. Motion passed 7 Ayes to 0 Nays
- 5.3. Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development, 372.121 acres, more or less, of land, from Agricultural/Single-Family - Rural to Planned Unit Development, located south of CR 132.  
A public hearing opened at 9:00 PM, Larry Haygood CR 134 water drainage. Closed public hearing at 9:02 PM Seth Merrick from Gray Engineering.  
Staff presented. A motion was made by Chair Susanna Boyer to accept 5.3 as written and recommend approval to City Council as written, seconded by Commissioner Jim Morris. Motion passed 5 Ayes to 2 Nays

## **6. DEVELOPMENT SERVICES DIRECTOR REPORT**

Working on UDC redline items

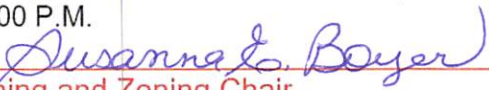
Next P&Z meeting is August 6, 2024

## **7. ADJOURNMENT**

The meeting was adjourned at 10:46 PM

## **8. CERTIFICATION**

I certify that this notice of the July 2, 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 June 28, 2024 before 5:00 P.M.

  
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Planning and Zoning Chair