



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, September 1, 2020 at 7:00 PM Executive Conference Room

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 www.huttotx.gov

Page

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

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 Planning and Zoning Commission on agenda issues and on non-agenda issues (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.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. PUBLIC HEARINGS
5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 4, 2020.

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[Agenda Item Report - AIR-19-275 - Pdf](#)

- 5.2. Consideration and possible recommendation on the proposed Mustang Creek

7 - 12

Phase 5 Final Plat, 19.868 acres, more or less, of land, 102 residential lots, located on FM 1660 North.

[Agenda Item Report - AIR-20-283 - Pdf](#)

6. DEVELOPMENT SERVICES DIRECTOR REPORT

6.1. Planning and Zoning Commission Training.

Presentation on Annual Report for Planning and Zoning Commission.

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[Agenda Item Report - AIR-20-314 - Pdf](#)

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the **September 1, 2020** 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 **August 28, 2020** at **12:00 P.M.**


Holly Nagy, City Secretary

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.

Planning and Zoning Commission
AGENDA ITEM REPORT



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 August 4, 2020.
Meeting: Planning and Zoning Commission - 01 Sep 2020
Department: Development Services
Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 04 Aug 2020 - Minutes](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, August 4, 2020
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, August 4, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: P&Z Commissioner Jerica Lawyer, Commissioner Kyle Lovinggood, Commissioner Randal Clark, Member Richard Hudson, Commissioner Susanna Boyer, and Chair Tony Wertz

EXCUSED: Commissioner John Klein

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:00pm.

2 ROLL CALL

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Development Services Director, Tony Host, Director of Community Services and Construction, Samuel Ray, Director of Public Works and Engineering, and Council Member Peter Gordon.

3 PUBLIC COMMENT

There were no public comments

- a) Public Comments will be allowed via email, phone conference call and walk into Council Chambers for public comment. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Planning and Zoning Commission on agenda issues and on non-agenda issues.

Citizens wishing to comment by phone may call:

One tap mobile

+13126266799,,86259483538#,,,,,0#,,621272#

OR

Manual Dial 1-312-626-6799

Meeting ID: 862 5948 3538

Passcode: 621272

+1 346 248 7799 US (Houston)

Meeting ID: 862 5948 3538

Passcode: 621272

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been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 7, 2020.

Commissioner Kyle Lovinggood made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 7, 2020 as corrected, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- b) Consideration and possible recommendation on the proposed Wilco Ranch Phase 3 Section 1 Final Plat, 20.437 acres, more or less, of land, 83 residential lots, located at Limmer Loop and CR 119.

Commissioners made a request to have a warrant study done at the light at Ed Schmidt and Chandler, a motion was made by Commissioner Randal Clark to accept staff recommendation on the proposed Wilco Ranch Phase 3 Section 1 Final Plat, 20.437 acres, more or less, of land, 83 residential lots, located at Limmer Loop and CR 119, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- c) Consideration and Possible Recommendation on the Fiscal Year 2021 Capital Improvement Plan.

A motion to accept staff recommendation on the Fiscal Year 2021 Capital Improvement Plan with changes, was made by Commissioner Susanna Boyer and seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

- a) Planning and Zoning Commissioner Training on Platting.

Discussion only between staff and Commissioners

6 ADJOURNMENT

Having no further business Chair Tony Wertz adjourned at 9:16pm.

7 CERTIFICATION

I certify that this notice of the **August 4, 2020** 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 **July 31, 2020** at 12:00 P.M.


Holly Nagy, *City Secretary*

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Chair

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Mustang Creek Phase 5 Final Plat, 19.868 acres, more or less, of land, 102 residential lots, located on FM 1660 North.
Meeting: Planning and Zoning Commission - 01 Sep 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Mustang Creek Phase 5 Final Plat is approximately 19.868 acres of land and 102 single-family residential lots. This phase is west and south of Phase 4, and is Phase 5 out of a total of 8 phases.

Current Zoning:

The subject property is zoned SF-1 with a Development Agreement.

Surrounding Zoning:

North: Single-Family Residential (SF-1 - Hutto ISD Site)

East: Mustang Creek Phase 4

South: Mustang Creek future Phase 8

West: Mustang Creek future Phase 6

Summary of Request:

The proposed Final Plat is comprised of 102 Single-Family Lots, 5 open space lots, 4 greenlink lots and 1 wastewater easement lot. This section has a total acreage of 19.868 acres and all of the lots in this section are 50 feet in width per the Development Agreement.

Staff Review:

The proposal meets the minimum standards as required in the Development Agreement, Unified Development Code and state law.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat with the condition, prior to recordation the applicant provide all necessary document numbers on the plat.

ATTACHMENTS:

[MC5FP-U2-FinalPlat\(8-10-20\)](#)





Received 08/10/2020



Received 08/10/2020



Planning and Zoning Commission
AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Presentation on Annual Report for Planning and Zoning Commission.
Meeting: Planning and Zoning Commission - 01 Sep 2020
Department: Development Services
Staff Contact: Ashby Grundman

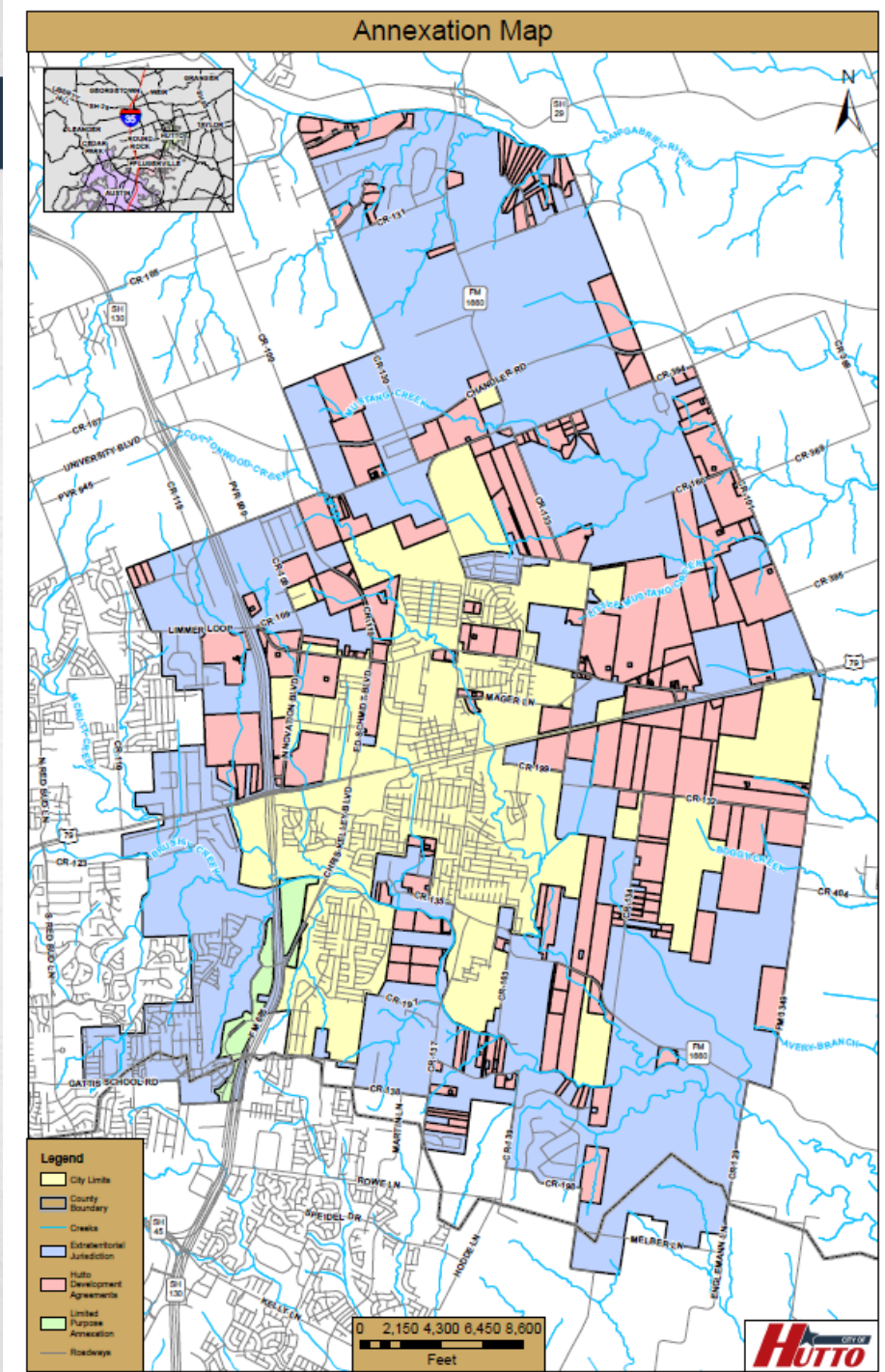
ATTACHMENTS:

[Planning and Zoning Commission Annual Report - 2020](#)

Planning and Zoning Commission Annual Report for 2020 (January 2020 - August 2020)

- 3 Voluntary Annexations totaling 140.7567 Acres
 - Wilco Ranch (89.71 acres)
 - Sports and Health District (42.5987 acres)
 - Wahrmund Tracts (8.448 acres)

http://www.huttotx.gov/departments/gis/hutto_interactive_maps.php

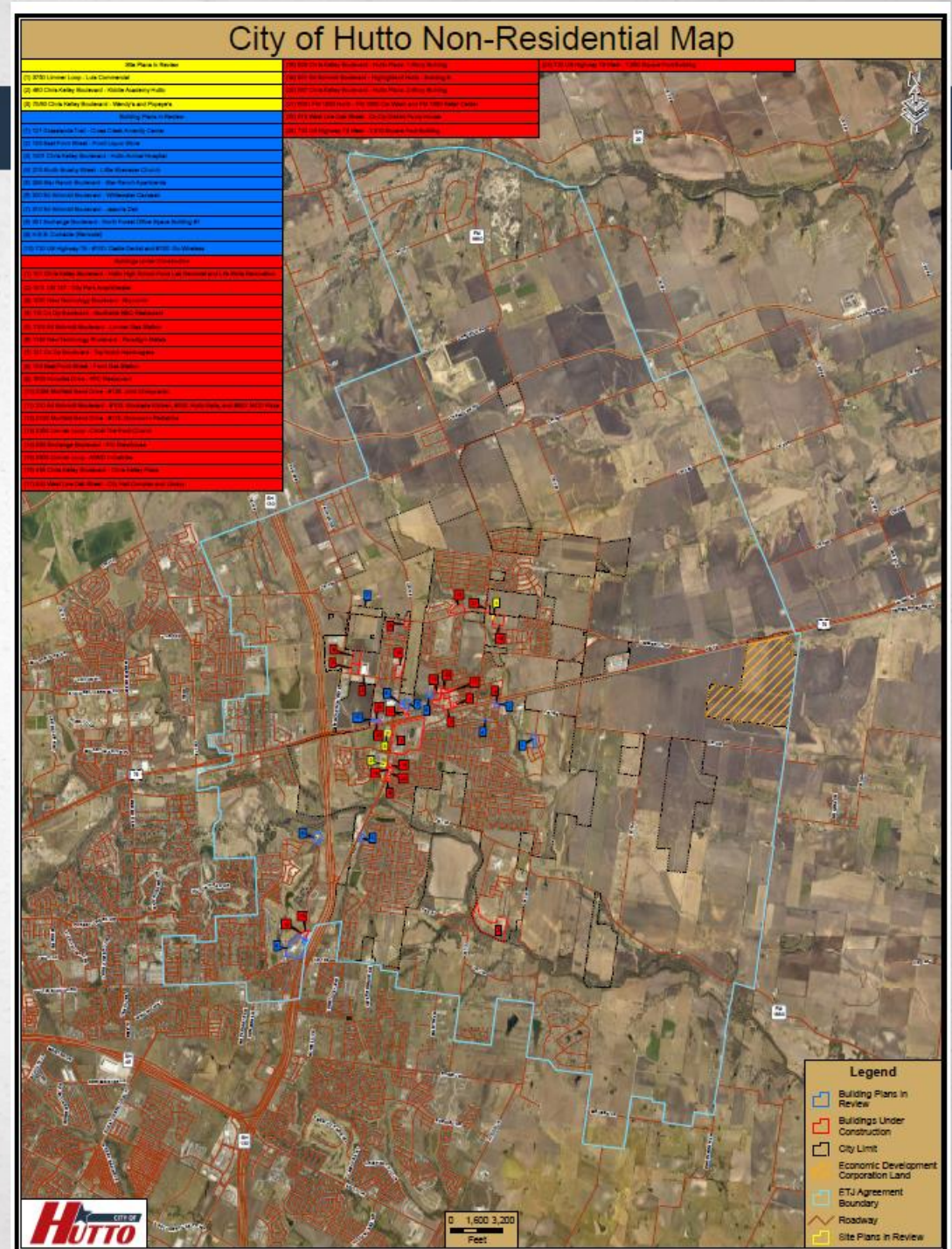


14 site plans were issued from January to August 2020

- Southside BBQ, Top Notch, Kilwins and Flix
- Tex-Mix Concrete Plant
- Emory Apartments and Vantage Apartments
- **Wendy's and Popeye's**
- Hutto Animal Hospital
- ISD Renovations
- Amazing Explorers Academy
- Titan Building 3



<http://hutto.maps.arcgis.com/apps/MapSeries/index.html?appid=cab442e81ff347c6869bac3f80974d56>





Planning and Zoning Commission Action

Planning and Zoning Commission processed:

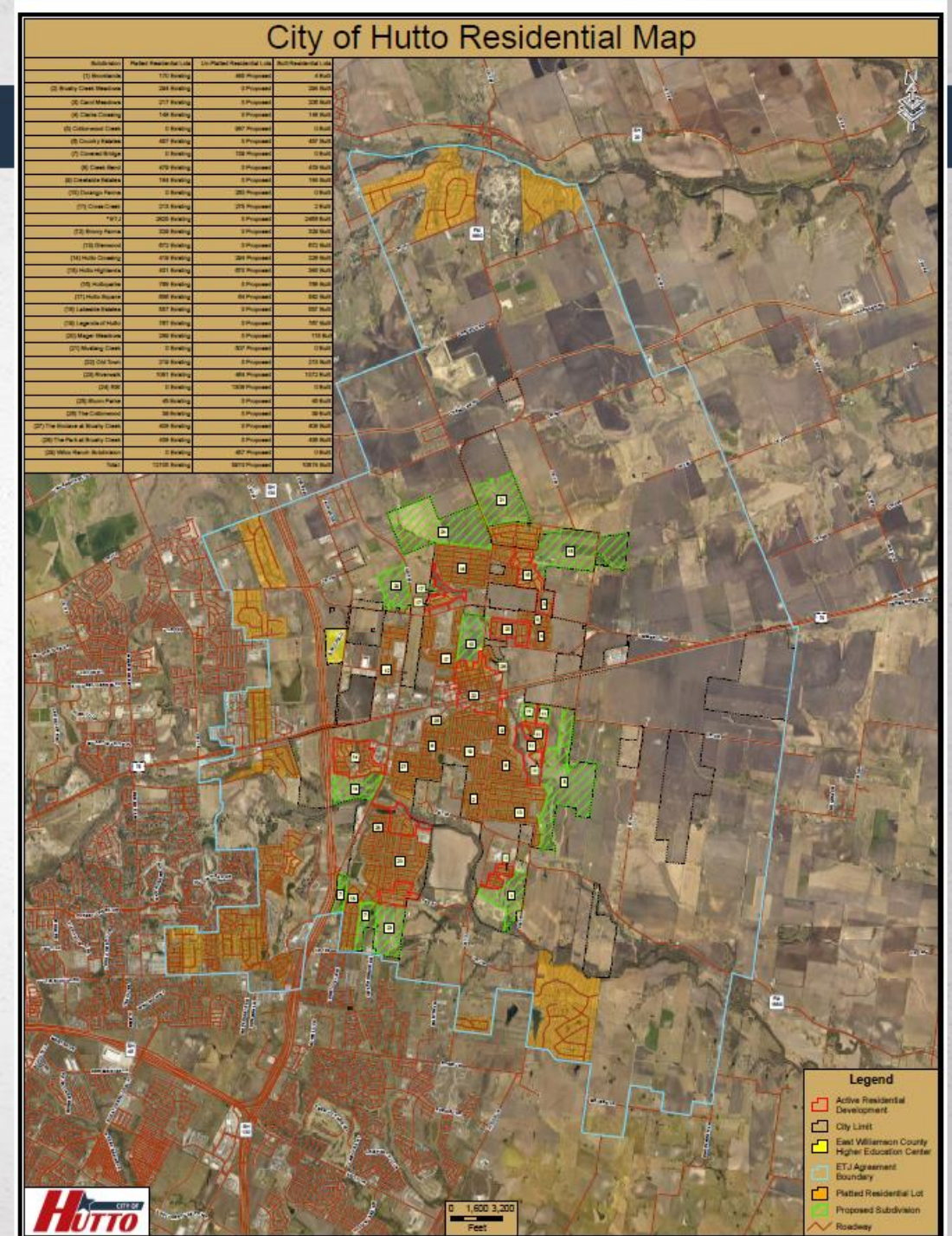
- Zoning Cases
- Plats
- Plat Vacation
- Sign Variances
- UDC Amendments
- 2021-2025 Capital Improvement Plan

Zoning Cases

- PUDs (Ed Schmidt PUD, Co-Op PUD Amendment)
- Zoning Changes (Wahrmund-Dugger Zoning Change)

- 1 Plat Vacation,
- 3 Amended Plats (5 commercial lots),
- 4 Preliminary Plats (937 residential lots and 8 commercial lots)
- 19 Final Plats (1,442 residential lots, 11 commercial lots)
- Cross Creek, Mustang Creek, Wilco Ranch, Durango Farms, Cottonwood Creek
- North Town Commons, Titan, Co-Op

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Miscellaneous

- FY 2021-2025 Capital Improvement Plan
- Commissioner Training



Department Revenues

2020 Development Services total revenue as of July 31,
2020 (net)
\$4,889,677.86