



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, October 6, 2020

City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, October 6, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: Commissioner John Klein, Commissioner Randal Clark, Commissioner Richard Hudson, Commissioner Susanna Boyer, Chair Tony Wertz, Commissioner Jerica Lawyer, and Commissioner James Weaver

EXCUSED:

1 CALL MEETING TO ORDER

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

2 ROLL CALL

Members of the City of Hutto Staff present or on call were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Planning, Samuel Ray, Director of Public Works and Engineering, and Angel Kavanaugh Management Assistant

3 PUBLIC COMMENT

Kelly Louis (Lewis) 126 Dana Drive Hutto TX 78634, spoke on item number 4.2 Consideration of a public hearing and possible recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138. concerns were 1. Traffic through Lakeside Estates. 2. No gap in fence line, do not want a path between fences will cause a walkway for animals and no way for mowers to keep area clear.

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

Once you are in the conference call press *5 to signal that you are requesting to speak during 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 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 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 1, 2020.

Motion was made to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 1, 2020 as written by Commissioner Rick Hudson, seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- b) Consideration of a public hearing and possible recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138.

A motion was made to accept staff recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138 as written by Commissioner Randal Clark, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- c) Consideration of a public hearing and possible recommendation on the proposed Emory Crossing Preliminary Plat Revision #2, 315.28 acres, more or less, of land, 1,350 residential lots, one amenity lot and one commercial lot, located on FM 1660 North.

Chair Tony Wertz opened to public at 7:26 pm closed at 7:26 pm. A motion was made to accept staff recommendation on the proposed Emory Crossing Preliminary Plat Revision #2, 315.28 acres, more or less, of land, 1,350 residential lots, one amenity lot and one commercial lot, located on FM 1660 North as written by Commissioner Susanna Boyer, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- d) Consideration and possible recommendation on the proposed Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199.

A motion was made to accept staff recommendation on the proposed Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199 as written by Commissioner Rick Hudson, seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- e) Consideration and possible recommendation on the proposed Emory Crossing Phase 2 Final Plat, 44.321 acres, more or less, of land, 108 residential lots, located off of CR 119 at Emory Crossing Boulevard.

A motion was made to accept staff recommendation on the proposed Emory Crossing Phase 2 Final Plat, 44.321 acres, more or less, of land, 108 residential lots, located off of CR 119 at Emory Crossing Boulevard as written by Commissioner Susanna Boyer, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- f) Consideration and possible recommendation on the proposed Hansons Corner Expansion Final Plat, 4.8530 acres, more or less, of land, 3 commercial lots, located on Ed Schmidt Boulevard.

A motion was made to accept staff recommendation on the proposed Hansons Corner Expansion Final Plat, 4.8530 acres, more or less, of land, 3 commercial lots, located on Ed Schmidt Boulevard with the recommendation of commissioners to look into a Right in/ Right out option by Commissioner Rick Hudson, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 1 Nay (Commissioner Randal Clark).

- g) Consideration and possible recommendation on the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133.

Chair Tony Wertz called a 8 Minute break at 8:07pm called to order at 8:15pm.

A motion to accept staff recommendation on the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133 as written was made by Commissioner Randal Clark, seconded by Commissioner Susanna Boyer. Motion Passed 7 Ayes to 0 Nays.

- h) Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 13 Final Plat, 0.774 acres, more or less, of land, one commercial lots, located on Chris Kelley Boulevard.

A motion to accept staff recommendation on the proposed Hutto Crossing Phase 4 Section 13 Final Plat, 0.774 acres, more or less, of land, one commercial lots, located on Chris Kelley Boulevard as written was made by Commissioner Rick Hudson , seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- i) Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 2 Section 10.203, Development Review Process, Section 10.204.2, Effective Date and Expiration, Chapter 3, Section 10.311.9, Swimming Pools and Chapter 4, Section 10.405, Building Setbacks, General Rules.

Chair Tony Wertz opened to public at 8:30pm closed to public at 8:30pm.

A motion to accept staff recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 2 Section 10.203, Development Review Process, Section 10.204.2, Effective Date and Expiration, Chapter 3, Section 10.311.9, Swimming Pools and Chapter 4, Section 10.405, Building Setbacks, General Rules as written was made by Commissioner Susanna Boyer, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- j) Consideration and possible action on the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North.

A motion to accept the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North as written was made by Commissioner Randal Clark, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- k) Consideration and possible action on the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop.

A motion to accept the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop as written was made by Commissioner Susanna Boyer, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- l) Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West.

A motion was made to accept a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West with condition that the minor modification expires in a year was made by Commissioner Rick Hudson, seconded by Commissioner James Weaver. Motion passed 7 Ayes to 0 Nays.

- m) Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West.

A motion was made to accept a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West with the condition that the minor modification expires in a year by Commissioner Randal Clark, seconded by Commissioner Jerica Lawyer. Motion Passed 7 Ayes to 0 Nays.

- n) Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 203 Holmstrom Street.

A motion to accept a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 203 Holmstrom Street with condition that the minor modification expires in a year was made by Commissioner Susanna Boyer, Seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

5 ADJOURNMENT

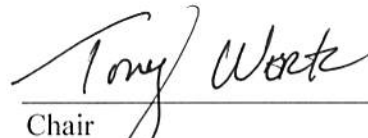
Having no further business Chair Tony Wertz adjourned meeting at 9:27pm.

6 CERTIFICATION

I certify that this notice of the **October 6, 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 **October 2, 2020 at 3:00 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.


Chair