



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 6, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Tony Wertz, Randal Clark, Rick Hudson, Susanna Boyer, Jerica Lawyer and James Weaver. John Klein was not in attendance.

3. PUBLIC COMMENT

Lucas Evans spoke in reference to item 4.2 stating that the lot next to his house he heard rumor that Lennar sold it to a school. This area is prone to flooding with 3 creeks that meet.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on March 2, 2021.

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on March 2, 2021 as recommended, Seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

- 4.2. Consideration and possible recommendation on the proposed Cottonwood Creek Phase 2 Final Plat, 22.725 acres, more or less, of land, 101 single-family lots, located on Branson Boulevard.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Cottonwood Creek Phase 2 Final Plat, 22.725 acres, more or less, of land, 101 single-family lots, located on Branson Boulevard as recommended, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Lot 2 Block A Replat, 9.745 acres, more or less, of land, 2 commercial lots, located on Park Central Drive.

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Hutto Crossing Industrial Park Lot 2 Block A Replat, 9.745 acres, more or less, of land, 2 commercial lots, located on Park Central Drive as recommended, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible recommendation on the proposed Southgate Phase 3 Final Plat, 36.291 acres, more or less, of land, 149 single-family lots, located on Kaatz Lane**

Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Southgate Phase 3 Final Plat, 36.291 acres, more or less, of land, 149 single-family lots, located on Kaatz Lane with recommendation that plat numbers be added prior to recordation, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.5. Consideration and possible recommendation on the proposed Star Ranch Commercial Block C Lot 4 Final Plat, 1.66 acres, more or less, of land, 1 commercial lot, located on Star Ranch Boulevard.**

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Star Ranch Commercial Block C Lot 4 Final Plat, 1.66 acres, more or less, of land, 1 commercial lot, located on Star Ranch Boulevard as written, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration and possible recommendation on the proposed Wilco Ranch Phase 2 Section 2 Final Plat, 25.236 acres, more or less, of land, 136 single-family lots, located on CR 119 (Ed Schmidt Boulevard).**

Commissioner Randal Clark made a motion to accept recommendation on the proposed Wilco Ranch Phase 2 Section 2 Final Plat, 25.236 acres, more or less, of land, 136 single-family lots, located on CR 119 (Ed Schmidt Boulevard) with recommendation that plat numbers be added prior to recordation, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.7. Consideration and possible recommendation on the proposed Wilco Ranch Section 3 Phase 2 Final Plat, 12.530 acres, more or less, of land, 65 single-family lots, located on CR 119 (Ed Schmidt Boulevard).**

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Wilco Ranch Section 3 Phase 2 Final Plat, 12.530 acres, more or less, of land, 65 single-family lots, located on CR 119 (Ed Schmidt Boulevard) with the recommendation that plat numbers be added prior to recordation, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 4.8. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 4, Section 10.403, Bulk, Setbacks and Buffers.**

Chair Tony Wertz opened to public at 7:56 PM closed at 7:57 PM. Commissioner Susanna Boyer made a motion to accept recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 4, Section 10.403, Bulk, Setbacks and Buffers with exception of garage bays to be removed, seconded by Commissioner Jerica Lawyer. Motion Passed 6 Ayes to 0 Nays.

- 4.9. Consideration of a public hearing and possible recommendation on zoning change**

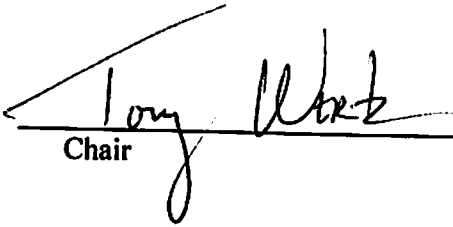
request for Chandler Corner Lots 2 and 4 from Single Family Rural (SF-R) to Industrial (I).

Chair Tony Wertz opened to public at 8:34 PM closed at 8:34 PM. Commissioner Randal Clark made a motion to accept recommendation on zoning change request for Chandler Corner Lots 2 and 4 from Single Family Rural (SF-R) to Industrial (I) as written, Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

Having no further business Chair Tony Wertz adjourned meeting at 8:56PM.


Chair