“Make no small plans; they have no magic to stir men’s blood. Make big plans. Aim high in hope and work.”

- Daniel H. Burnham
3A. Presentation on the role of the Planning & Zoning Commission
3A. Presentation on the role of the Planning & Zoning Commission

- City of Hutto Vision
- Role of P&Z
- City of Hutto Charter
- Zoning
- Platting
- Capital Improvement Plan
- Annexation
- Staff Support
- Planning Ethics
City of Hutto’s Vision
(2035 Strategic Guide)

“To passionately serve the public through innovation, sustainability, and diversity for the enrichment of current and future generations.”
What is the role of the Planning & Zoning Commission?

- Act as an advisory body to the City Council
- Review and make recommendations on:
  - Zoning Changes
  - Preliminary & Final Plats
  - Capital Improvement Plan (CIP)
  - Annexation
  - Comprehensive Plan amendments
- Other duties as assigned by City Council
What does the Charter say?

Hutto City Charter – Sec. 12.04:

The Commission shall have the power and be required to:

a) Be responsible to and act as an advisory body to the City Council.

b) Recommend to the City Council for its action an official zoning map and recommend any changes to the map.

c) Study plats and plans of proposed subdivisions and insure the plats and plans conform to the City’s subdivision and development ordinances.

d) Annually recommend a five (5) year Capital Improvement Program to the City Council.
What does the Charter say?

Hutto City Charter – Sec. 12.04:

The Commission shall have the power and be required to:

e) Annually recommend an annexation plan to the City Council;

f) Annually review the General Plan (Comprehensive Plan) for the City and recommend to the City Council any change;

g) Perform such other functions as may be duly delegated to them from time to time by the City Council.
What is Zoning?

“The classification of land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited.”

• Regulates:

  - Land Use
  - Density (minimum lot size, units per acre)
  - Building envelope (setbacks, height)
  - Aesthetic standards (landscaping, building materials, etc.)
  - Parking
History of Zoning

1916: First Zoning Ordinance
New York City; regulated massing of buildings

1926: Euclid v. Ambler Realty
Supreme Court ruled zoning is a valid exercise of police power
Types of Zoning

Euclidean

- MULTIFAMILY
- SINGLE FAMILY
- COMMERCIAL
- INDUSTRIAL

Transect

- T1 NATURAL ZONE
- T2 RURAL ZONE
- T3 SUB-URBAN ZONE
- T4 GENERAL URBAN ZONE
- T5 URBAN CENTER ZONE
- T6 URBAN CORE ZONE
- SD SPECIAL DISTRICT
Zoning in Hutto

- 11 Zoning Classifications:
  - Residential (SF-1, SF-2, MF)
  - Commercial (B-1, B-2)
  - Industrial (LI)
  - Recreation (REC)
  - Special Purpose (PUD, SC)
  - Overlay (G, OT)

- Uses are designated as:
  - P - Permitted by right
  - C - Permitted by right, but subject to additional standards
  - S - Permitted with a Specific Use Permit (SUP)
    - Recommendation by P&Z, final approval by Council
B-2: General Commercial

“The B-2 district is a setting for development of a wide range of retail uses, offices and personal and business services.”

**Allowed:**
- Large & Small Retail
- Gas Stations
- Movie Theaters
- Nursing Homes
- Minor Vehicle Repair
- Hospitals
- Hotels

**Prohibited:**
- Single-Family
- Multi-Family
- Warehouses
- Self-Storage
- Body Shops
- Junk Yards
- Body Shops

**With SUP:**
- Car Wash
- Large Item Sales
B-1: Local/ Neighborhood Commercial

“The B-1 district is a setting for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood.”

<table>
<thead>
<tr>
<th>Allowed:</th>
<th>Prohibited:</th>
<th>With SUP:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Small Retail</td>
<td>• Single-Family</td>
<td>• Large Retail</td>
</tr>
<tr>
<td>• Restaurants</td>
<td>• Multi-Family</td>
<td>• Gas Stations</td>
</tr>
<tr>
<td>• Offices</td>
<td>• Self-Storage</td>
<td>• Minor Vehicle Repair</td>
</tr>
<tr>
<td>• Day Care</td>
<td>• Car Washes</td>
<td>• Live-Work</td>
</tr>
<tr>
<td>• Convenience Stores</td>
<td>• Warehouses</td>
<td>• Nursing Home</td>
</tr>
</tbody>
</table>


SF-1: Single Family Standard Lot

“The SF-1 district is a setting for single household residential development of a medium density suburban or village character, with support facilities and services that are compatible with single household residences.”

Allowed:
- Single-Family
- Small Day Care
- Parks

Prohibited:
- Retail
- Offices
- Apartments

With SUP:
- Bed & Breakfast
- Halfway House
- Large Day Care
SF-2: 2, 3, 4 -plex

“The SF-2 district is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas.”

**Allowed:**
- Duplexes
- Quad-Plexes
- Townhouses
- Small Day Care
- Parks

**Prohibited:**
- Retail
- Offices
- Apartments

**With SUP:**
- Bed & Breakfast
- Halfway House
- Large Day Care
MF: Multi-Family

“The MF district is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings.”

Allowed:
- Apartments
- Condominiums
- Townhouses
- Small Day Care

Prohibited:
- Retail
- Offices

With SUP:
- Assisted Living
- Live-Work
- Halfway House
- Nursing Home
- Large Day Care
- Bed & Breakfast
LI: Light Industrial

“The LI district is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades.”

Allowed:
- Car Washes
- Self-Storage
- Major Vehicle Repair
- Body Shops
- Large Item Sales
- Warehouses

Prohibited:
- Residential
- Retail
- Gas Stations
- Truck Stops

With SUP:
- Adult Oriented Uses
- Professional Offices
- Indoor Recreation
"The REC district accommodates certain recreation and resort uses that take advantage of the land in its natural state, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits limited commercial and service uses."

**Allowed:**
- Agriculture
- Outdoor Recreation
- Parks

**Prohibited:**
- Residential
- Retail

**With SUP:**
- Camp Grounds
- Bed & Breakfast
- Restaurants
- Golf Courses
G: Gateway Overlay District

Overlay district intended to ensure quality development in the gateway to Hutto.

Serves to:

• Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

• Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.

• Ensure new development incorporates sidewalks, street trees, gathering places, calmed streets, pedestrian oriented environment, etc.
PUD: Planned Unit Development

“The PUD district is a floating zone intended to encourage innovative planning and design techniques for development, when designation of a single use zoning district or application of standard zoning provisions are too rigid for practical application.”

• Standards are unique to each PUD
• Allows for flexibility
• Encourages high-quality development
• Uses are outlined in the PUD document
• May allow mixed-use
PUDs in Hutto

Commercial & Mixed Use PUDs:
- Hutto Crossings (Crossings of Carmel Creek)
- The Narrows
- Town West Commons (Lowe’s)
- North Town Commons
- Hanson’s Corner (Home Depot)

Residential PUDs:
- Park at Brushy Creek
- Meadows of Cottonwood Creek
Commercial & Mixed Use PUDs in Hutto

Hanson’s Corner

North Town Commons

The Narrows

Town West Commons
SC: SmartCode

“The SC district is a setting for development that conforms to the SmartCode. The SmartCode is a form-based unified land development ordinance designed to create walkable neighborhoods across the full spectrum of human settlement, from the most rural to the most urban, incorporating a transect of character and intensity in each.”

- Transect zoning
- Encourages walkability
- Emphasis on design, rather than use
- Encourages high-quality development
- Designed to curtail sprawl
Historic Overlay District

- OT-3 - Residential
- OT-4R - Urban Residential
- OT-4T - Transition
- OT-5C - Co-Op District
- OT-5H - Historic
- SD-A - Arterial
SmartCode areas in Hutto

Old Town Hutto

Parkside

Shiloh at Jake’s Bridge
Historic Overlay District

“Parcels inside the 1911 incorporation boundaries and the site of the Hutto Grain and Gin Co-op are designated as the initial historic district. The H overlay district preserves structures, sites or neighborhoods with outstanding historical and cultural significance.”

• Exterior changes to contributing buildings are reviewed by the HPC
• Preserves the historic character of Old Town
• Ensures historically compatible design of infill buildings
Zoning Map - Land Use Acreage in Hutto

5,239 acres

- SF-1 62%
- PUD 21%
- B-2 5%
- SC 4%
- OT 3%
- B-1 2%
- MF 1%
- REC 1%
- LI 1%
- SF-2 >1%
Development Process

Annexation
Zoning
Preliminary Plat
Final Plat

Major Subdivisions
Construction Plans
Subdivision Inspection
Building Permits
ROW Inspection
Building Inspection
Certificate of Occupancy

Other New Construction
COA (if applicable)
Site Plan
Building Permits
Site Inspection
Building Inspection
What is a Plat?

• Subdivides large tracts into smaller parcels
• Shows the street and lot layout of proposed subdivisions
• Shows the dimensions of lot lines, and locations of easements, survey pins, etc.
• A legal document that gets recorded with Williamson County
• Includes plat notes about sidewalks, drainage, floodplain, etc.
What is a Plat?

• 3 Types: short form, preliminary, and final
• Must conform to City Standards (street width, minimum lot size, connectivity, etc.)
• Per state law, the City has 30 days to take action.
• If it meets City standards, Council is obligated to approve it.
• Platting vests the property under current development standards.
What is the process for approval of a plat?

- Reviewed by staff for conformance with all applicable codes
- Staff provides comments, applicant resubmits
- If comments are addressed, staff recommends approval to P&Z
- If comments are not addressed, staff may recommend denial
- P&Z reviews and makes a recommendation to City Council
- City Council makes final determination
What is a Capital Improvement Plan?

- Five-year plan
- Identifies anticipated infrastructure needs & opportunities
- Contains five elements:
  - Water
  - Wastewater
  - Transportation and Drainage
  - Parks and Recreation
  - Municipal Facilities
What is Annexation?

- Used to bring unincorporated land into the City limits
- We can only annex land within our ETJ; goal is to eventually annex all land within the ETJ
- Cities do not have zoning police powers in ETJ areas
- Helps to regulate quality of the built environment
- Must conform to State law
How does staff provide support?

UDC – Sec. 10.208.2:

Duties of Development Services staff include, but are not limited to the following:

- Provide ethical stewardship of Hutto’s built environment and unique character.
- Administer, interpret and enforce this code, and other plans, policies and rules affecting the city’s built and natural environment.
- Serve as a case manager for development requests.
- Prepare and update the city’s community, neighborhood and other applicable land use and development plans, Unified Development Code, and other planning policy and regulatory documents.
How does staff provide support?

UDC – Sec. 10.208.2:

Duties of Development Services staff include, but are not limited to the following:

• Provide technical help about planning and land use issues to city staff and officials.

• Work with other local government agencies to promote good planning practice and cooperation in regional planning efforts, for the benefit of Hutto and its neighboring communities.

• Promote the benefits of sound land use planning to city residents.
Planning Ethics

The planning process must continuously pursue and faithfully serve the public interest.

Planning Process Participants should:

1. Recognize the rights of citizens to participate in planning decisions;

2. Strive to give citizens (including those who lack formal organization or influence) full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs;

3. Strive to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of disadvantaged groups and persons;
Planning Ethics

4. Assist in the clarification of community goals, objectives and policies in plan-making;

5. Ensure that reports, records and any other non-confidential information which is, or will be, available to decision makers is made available to the public in a convenient format and sufficiently in advance of any decision;

6. Strive to protect the integrity of the natural environment and the heritage of the built environment;

7. Pay special attention to the interrelatedness of decisions and the long range consequences of present actions.

Planning process participants continuously strive to achieve high standards of integrity and proficiency so that public respect for the planning process will be maintained.
3B. Presentation and discussion concerning long-range planning principles and processes
3B. Presentation and discussion concerning long-range planning principles and processes

- Long Range Planning
- What is a Comprehensive Plan?
- What is a Future Land Use Map?
- Texas Local Government Code
Long Range Planning

- Planning process exists to serve the public interest
- Comprehensive plan serves to guide growth and development
- Zoning must be consistent with the Comprehensive Plan & Future Land Use Map
What is a Comprehensive Plan?

- Outlines the long-term vision for the community
- Explains current and projected population & demographics
- Outlines specific goals & objectives
- Identifies future land uses
- Promotes public health, safety, & welfare
What is a Future Land Use Map?

- It’s a map of what the community wants to have happen
- Reflects the community’s vision for the future
- Helps to guide the growth and development of a community
- Used as a tool when making decisions about zoning changes
- Not a zoning map, but must be consistent with it
What does Texas Law say?

Texas Local Government Code, Sec. 213.002
Comprehensive Plan:

a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

b) A comprehensive plan may:
   1. include but is not limited to provisions on land use, transportation, and public facilities;
   2. consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
   3. be used to coordinate and guide the establishment of development regulations.
What does Texas Law say?

Texas Local Government Code, Sec. 213.002

Comprehensive Plan:

c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.
What does Texas Law say?

Texas Local Government Code, Sec. 213.003
Adoption or Amendment of Comprehensive Plan:

a) A comprehensive plan may be adopted or amended by ordinance following:
   1. a hearing at which the public is given the opportunity to give testimony and present written evidence; and
   2. review by the municipality's planning commission or department, if one exists.

b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.
The Future Belongs to Those Who Plan For It

https://www.youtube.com/watch?v=QqRCWVR9CWI&feature=youtu.be
3C. Presentation and discussion on the City of Hutto’s Future Land Use Map revision process
3C. Presentation and discussion on the City of Hutto’s Future Land Use Map revision process

- Hutto’s Comprehensive Plan
- Public input process
- Population growth
- 2040 Goals
- Hutto’s Future Land Use Map
- What other cities are doing
- Hutto’s other long-range plans
- Residential & Non-Residential comparison
- FLUM amendment process
Hutto’s Comprehensive Plan

- Adopted May 7, 2015
- Approved unanimously by Council
- Includes information about:
  - Population & Demographics
  - Historical Context
  - Public Participation
  - Long-Term Goals
  - Future Land Use
What went into adopting our Comprehensive Plan?

- 9 month public participation process
- Included two workshops and an online survey
- More than 50 residents participated in the first workshop, 25 in the second
- 252 residents completed the online survey
Community Input
Community Input

What would make Hutto a better place to live?

- More jobs
- Mountain bike trail along Brushy Creek
- Downtown, lifts, and shops
- More fire stations
- Bike paths & bike racks
- A heliport, seriously
- Assortment of retail shops & restaurants downtown
- Vibrant art community
- Shady dog park
- 2-3 are lots to build homes on
Population Growth

Population Estimates

Sources: City of Hutto, US Census Bureau

Population Comparison

Source: US Census Bureau 2013
• 2010 Population (Census): 14,698
• 2014 Population Estimate: 21,648
• 2015 Population Estimate: 22,773
Comprehensive Plan: 2040 Goals

- Quality of Life
- Mobility
- Resiliency
- Community
Quality of Life Goals

“Hutto 2040 is known for a high quality life, due to our unique character, rich history, and plentiful open space.”

- Acquire and develop open space of various scales for active, passive, and programmed use
- Cultivate an expansive urban tree canopy
- Celebrate Hutto’s heritage and preserve our history for future generations
- Support the growing arts community
- Promote Hutto as a destination
- Increase economic viability of downtown Hutto
Mobility Goals

“Hutto 2040’s growing transportation network ensures safe, efficient multi-modal mobility throughout our city.”

• Develop a transportation network which safely accommodates drivers, pedestrians and cyclists

• Support efforts to serve Hutto with regional public transit, such as bus or rail

• Ensure that transportation projects respect and preserve surrounding character to the greatest practical extent

• Provide a developed trail system to connect neighborhoods, commercial areas, schools and downtown to one another
Resiliency Goals

“Hutto 2040 is a resilient city, where sustainable and productive growth creates local jobs and diversifies our tax base.”

- Pursue a financially-sustaining development pattern
- Reduce retail and job leakage
- Improve environmental performance
- Consistently maintain infrastructure to extend the lifespan of the city’s assets
- Ensure utility capacity and availability for current and future users
- Ensure that neighborhoods will hold value and remain safe
Community Goals

“Hutto 2040 is a cohesive, connected community where visitors want to live and residents want to stay.”

- Offer a variety of housing products to serve the needs of a diverse population through all stages of life
- Strengthen connections between residents
- Advance Hutto as a place for a qualified, diverse workforce
- Facilitate a diverse mix of uses to serve Hutto residents
- Develop the Co-Op site as a vibrant, mixed-use district
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Park</td>
<td>Manufacturing and distribution</td>
</tr>
<tr>
<td>Commercial</td>
<td>Standard commercial and retail activities</td>
</tr>
<tr>
<td>Historic Overlay District</td>
<td>1911 incorporated area governed by historical guidelines and Old Town Master Plan</td>
</tr>
<tr>
<td>Institutional</td>
<td>Government, school, church, other tax-exempt</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>Less than 3 single-family residential units per net acre</td>
</tr>
<tr>
<td>Mid Density Residential</td>
<td>3 to 8 single-family residential units per acre</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>No less than 60% residential (8+ units per net acre) &amp; up to 40% commercial/other</td>
</tr>
<tr>
<td>Mixed Use Retail</td>
<td>No less than 60% commercial/other &amp; up to 40% residential (8+ units per net acre)</td>
</tr>
<tr>
<td>Recreation / Floodplain</td>
<td>Property constrained by floodplain or identified as park, open space, or agricultural set-aside</td>
</tr>
</tbody>
</table>
Future Land Use Map - Land Use Acreage in Hutto

5,239 acres

- Low Density Residential: 39%
- Mid Density Residential: 17%
- Recreation Floodplain: 11%
- Commercial: 10%
- Business Park: 7%
- Mixed Use Retail: 6%
- Mixed Use Residential: 6%
- Institutional: 3%
- Historic District: <1%
Future Land Use: North
Future Land Use: West
Future Land Use: East
Future Land Use: South
Round Rock: Future Land Use Map
Georgetown: Future Land Use Map

- Residential
- Agricultural/Rural
- Low Density
- Moderate Density
- High Density

- Commercial
- Community
- Regional

- Mixed Use
- Mixed Use Community
- Mixed Use Neighborhood
- Specialty Mixed Use
- Employment Center

- Other
- Institutional
- Park / Open Space
- Mining
Cedar Park: Future Land Use Map
Leander: Future Land Use Map
What are other cities doing?

• Smaller areas designated for specific uses (Suerat vs. Rothko)
• More intermingling of uses
• More built-in flexibility, less rigid
• Nodes and corridors, not specific parcels
• Incorporation of Thoroughfare Plan
• More specific use categories
Hutto: Future Land Use Map

- Business Park
- Commercial
- Historic Overlay District
- Institutional
- Low Density Residential
- Mid Density Residential
- Mixed Use Residential
- Mixed Use Retail
- Recreation / Floodplain
Long Range Plans in Hutto

- Heart of Hutto Old Town Master Plan
  Adopted Feb. 2009

- Thoroughfare Plan
  Updated Oct. 2011

- Pedestrian Mobility Plan
  Amended May 2012

- Sustainable Places Project
  Approved Dec. 2013

- Comprehensive Plan
  Approved May 2015
Long Range Plans in Hutto

• Comprehensive Plan
  Approved May 2015

• Parks, Recreation, Open Space, and Trails Master Plan
  Approved Dec. 2015

• Transit Development Plan
  Scheduled for 2016

• Water Master Plan
  Scheduled for 2016

• Wastewater Master Plan
  Scheduled for 2017
## Cost Per Service Customer in Hutto

<table>
<thead>
<tr>
<th>PSC – Per Service Customer</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost per service customer:</td>
<td>$497.87</td>
</tr>
<tr>
<td>Cost per household:</td>
<td>$1,513.52</td>
</tr>
<tr>
<td>Average home pays:</td>
<td>$769.22</td>
</tr>
<tr>
<td><strong>Difference:</strong></td>
<td>-$744.30</td>
</tr>
</tbody>
</table>
## Assessed Property Values in Hutto

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Valuation</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$1,136,997,580</td>
<td>78%</td>
</tr>
<tr>
<td>Commercial</td>
<td>$279,851,589</td>
<td>19%</td>
</tr>
<tr>
<td>Agricultural / Other</td>
<td>$35,354,072</td>
<td>3%</td>
</tr>
<tr>
<td>Total:</td>
<td>$1,452,203,241</td>
<td>100%</td>
</tr>
</tbody>
</table>
Assessed Values: Residential to Non-Residential

Current Zoning
(City Limits only)

Future Land Use Map
(City Limits, ETJ, and Growth Areas)

82% Residential
18% Non-Residential

62% Residential
38% Non-Residential
What is the process for adopting or amending our Future Land Use Map?

- Internal analysis
- Gather public input
- Multiple drafts
- Public hearings
- Recommendation from P&Z
- Adoption by City Council
Review by P&Z
Revise Draft
Needs Assessment
Internal Analysis
Draft Amendments
Gather Public Input
Revise Draft
Review by P&Z
Final Revisions
Review by City Council
Adoption by City Council
Implementation
Gather Public Feedback
Recommendation by P&Z
Public Hearing
“The future belongs to those who prepare for it.”

- Ralph Waldo Emerson
Questions?