



City of Hutto

Minutes

Zoning Hearing Board

Tuesday, February 22, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Zoning Board of Adjustments meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Zoning Board of Adjustments in attendance were: Randal Clark, Ray Alba, John Marines, Robert Balcer, Bryan Lee, Norman Delay and Anthony DeFrancis. Members of the City of Hutto staff in attendance were: Ashley Lumpkin, Development Services Director and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No Public Comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on December 1, 2021.

A motion was made by Commissioner Bryan Lee to accept the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on December 1, 2021 as written, seconded by Commissioner Ray Alba. Motion passed 7 Ayes to 0 Nays.

- 4.2. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Staff presented the applicants request on a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:08 PM and closed at 7:08 PM

Presentation was made by Steven Pierce and was available to answer any questions.

Commissioner Ray Alba made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed

Code Section 10.406.3.3.1 Front-loading garages as long as all the variance criteria is met, seconded by Commissioner John Marines. Motion Passed 7 Ayes to 0 Nays.

- 4.3. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3502R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public Hearing opened at 7:23 PM and closed at 7:23 PM. Commissioner Anthony DeFrancis made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3502R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as variance criteria is met, seconded by Commissioner Bryan Lee. Motion passed 7 Ayes to 0 Nays.

- 4.4. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3503R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:24 PM and closed at 7:24 PM.

Commissioner Norman Delay made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3503R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as a variance criteria is met, seconded by Commissioner Ray Alba. Motion passed 7 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3504R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:24 PM. and closed at 7:24 PM.

Commissioner Bryan Lee made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3504R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner ANthony DeFrancis. Motion passed 7 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3505R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:25 PM. closed at 7:25 PM.

Commissioner Anthony DeFrancis made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3505R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner Norman Delay. Motion passed 7 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3506R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:26 PM. closed at 7:26 PM.

Commissioner Ray Alba made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3506R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner Anthony De Francis. Motion passed 7 Ayes to 0 Nays.

- 4.8. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3507R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:26 PM. closed at 7:27 PM.

Commissioner Robert Balcer made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3507R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner Norman Delay. Motion passed 7 Ayes to 0 Nays.

- 4.9. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 33508R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:27 PM. closed at 7:27 PM.

Commissioner Ray Alba made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 33508R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met and correct 33508R plan number to 3508R , seconded by Commissioner Robert Balcer. Motion passed 7 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

We will add nomination of Chair and Vice Chair to next ZBA meeting as item 1.

6. ADJOURNMENT

The meeting adjourned at 7:30 PM.

7. CERTIFICATION

I certify that this notice of the February 22, 2022 Hutto Zoning Hearing Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on February 17, 2022 at 5:00 P.M.



Zoning Board of Adjustments, Chair