



City of Hutto

Minutes

Zoning Hearing Board

Tuesday, October 25, 2022 at 7:00 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

The meeting was called to order at 7:00PM.

2. **ROLL CALL**

Members of the Zoning Board of Adjustments in attendance were: Ray Alba, Robert Balcer, Norman Delay, Alt Rick Hudson, Anthony DeFrancis, Jim Morris and Jonathan Drolet. Members of the City of Hutto staff in attendance were: Ashley Bailey, Development Services Director, John Byrum, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. **PUBLIC COMMENT**

There was 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 July 26, 2022.

Commissioner Norman Delay made a motion to accept the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on July 26, 2022 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 variance requests for the property located at 106 Fistril Drive to permit an increase in the rear fence height to extend an additional two (2) feet beyond the code allowed six (6) feet for a total of eight (8) feet as outlined in Unified Development Code Section 10/408.4 Permitted Fences, walls and hedges.

Staff presented applicants' request for a variance for the property located at 106 Fistril Drive to permit an increase in the rear fence height to extend an additional two (2) feet beyond the code allowed six (6) feet for a total of eight (8) feet as outlined in Unified Development Code Section 10/408.4 Permitted Fences, walls and hedges.

The public hearing opened at 7:05PM. Sheila Berry, 105 Tolcarne Drive, spoke in favor of the applicant, stating she was in favor of the variance request. The public hearing was closed at 7:08 PM.

Discussion ensued between staff, applicant and commissioners.

Commissioner Jim Morris made a motion to deny variance requests for the property

located at 106 Fistril Drive to permit an increase in the rear fence height to extend an additional two (2) feet beyond the code allowed six (6) feet for a total of eight (8) feet as outlined in Unified Development Code Section 10/408.4 Permitted Fences, walls and hedges as presented, seconded by Commissioner Anthony DeFrancis. The motion to deny variance passed 7 Ayes to 0 Nays.

- 4.3. Consideration of a public hearing and possible action regarding variance requests for the property located at 310 Luna Vista Drive to permit an increase in the fence height to extend an additional two (2) feet beyond the code allowed six (6) feet for a total of eight (8) feet as outlined in Unified Development Code Section 10.408.4 Permitted Fences, walls and hedges.

Staff presented applicants' request for a variance for the property located at 310 Luna Vista Drive to permit an increase in the fence height to extend an additional two (2) feet beyond the code allowed six (6) feet for a total of eight (8) feet as outlined in Unified Development Code Section 10.408.4 Permitted Fences, walls and hedges.

The public hearing opened at 7:25PM. Joel Herrera the owner of 310 Luna Vista spoke about the reason for the height of the fence. The public hearing was closed at 7:28PM.

Discussion ensued between staff, applicant and commissioners.

Commissioner Norman Delay made a motion to deny applicants variance requests for the property located at 310 Luna Vista Drive to permit an increase in the fence height to extend an additional two (2) feet beyond the code allowed six (6) feet for a total of eight (8) feet as outlined in Unified Development Code Section 10.408.4 Permitted Fences, walls and hedges as presented, seconded by Robert Balcer. Motion to deny variance passed 7 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashly Bailey is working on scheduling a ZBA training with Legal.

6. ADJOURNMENT

The meeting was adjourned at 7:35PM.

7. CERTIFICATION

I certify that this notice of the October 25, 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 October 18, 2022 at 5:00 P.M.



Zoning Board of Adjustments Chair