



**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JANUARY 24, 2018**

The Hutto Zoning Board of Adjustment met in a regular session on Wednesday, January 24, 2018 in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Chairman Perez called the session to order at 7:00 p.m.

ROLL CALL

Members of the Zoning Board of Adjustment that were present were Chairman Pedro Perez, Jr., Vice-Chair Maureen Rooker, and Board Member Thomas McGowan.

Members of staff that were present were Carolyn Horner, AICP, Planning Director and Yvette Glover, Development Coordinator.

PUBLIC COMMENT

3A. Remarks from visitors.

There were no remarks from visitors.

AGENDA ITEMS

4A. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on December 20, 2017.

MOTION: Vice-Chair Rooker moved to approve the meeting minutes from December 20, 2017, as presented. Board Member McGowan seconded the motion. The motion carried with 3 ayes and 0 nays.

4B. Consideration of a public hearing and possible action on variance request #1.33 for the property located at 305 East Live Oak Street, to reduce the required vehicular use area screening, as outlined in Section 10.407.5.2 of the Unified Development Code (UDC).

Public hearing was opened.

Staff Report

Carolyn Horner, Planning Director, presented an overview of the request. Staff findings were reviewed. Staff recommends approval of the request.

Applicant Presentation

Brandon Cardwell, Hutto Independent School District Representative and Victor Gil, P.E, Gil Engineering Associates Inc, were in attendance to answer the Board's questions.

Remarks from visitors

There were no remarks from visitors.

Board/Staff/Applicant discussion

Board Member Rooker:

- *Will the proposed parking lot islands contain landscaping? Carolyn Horner: Yes, they will meet Code requirements.*

Public hearing was closed.

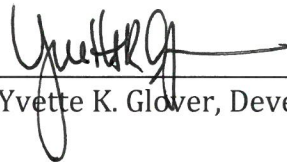
Consideration and possible action regarding variance request #1.33

Vice-Chair Rooker moved to approve variance request #1.33 to 1) reduce the required vehicular use area screening along abutting rights-of-way from 10-feet to 5-feet; 2) to allow greater than ten (10) consecutive parking spaces without a landscaped island; and 3) to allow the planting of the remaining required trees displaced by the reduction of the vehicular use area screening along abutting rights-of-way on the adjacent Hutto Independent School District property. Board Member McGowan seconded the motion. The motion carried with 3 ayes and 0 nays.

ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:19 p.m.

RESPECTFULLY SUBMITTED:



Yvette K. Glover, Development Coordinator