

HEWITT TEXAS

BOARD OF ADJUSTMENT BOARD OF ADJUSTMENTS MEETING

June 19, 2025, at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

AGENDA

Members: Jim Winton - Chairman, Douglas Bergen, Drexel King, Jeff Lara, Rusty Smith, Brenda Turner.

The Board of Adjustments (BOA) meets on an as-needed basis to review items pertaining to its jurisdiction.

CALL TO ORDER

PUBLIC HEARING(S) AND RELATED ACTION

1. Consider a request for a variance to the City of Hewitt Zoning Ordinance, Section 6.101. R-1 District, for Lot 11, Block 6 Bullhide Estates Addition, 1412 Tahonta Drive. The variance request is to the minimum front yard setback for the R-1 zoning district.

REGULAR AGENDA ITEMS

2. Consider a request for a variance to the City of Hewitt Zoning Ordinance, Section 6.101. R-1 District, for Lot 11, Block 6 Bullhide Estates Addition, 1412 Tahonta Drive. The variance request is to the minimum front yard setback for the R-1 zoning district.
3. BOA Meeting Minutes 02/17/2022

ADJOURNMENT

I certify that the above notice of meeting was posted on the Public Notice Board in front of City Hall on June 16, 2025, by 5:00 PM.

CITY OF HEWITT

Brittney Cantu

Brittney Cantu
City of Hewitt BOA Secretary

In compliance with the Americans with Disabilities Act, the City of Hewitt will provide reasonable accommodations for meeting attendees

and/or participants. The facility is wheelchair-accessible, and accessible parking is available at the front of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours before the meeting by calling the BOA Secretary at 254.666.6173.

HEWITT TEXAS

Board of Adjustment Application of Variance

Legal Description of Property: Lot 11, Block 6 Bullhide Estates

Describe the location of the property as submitted by this application. This may be in the form of a street address, general description, or nearest intersection.

1412 Tahonta Drive

Number of Lots: 1 Number of Acres: 0.298 acres Flood Zone: No

Zoning Classification: Residential

Existing Building(s) on Property: Yes

Total Square footage of all buildings on Property: 3261 Sf

I, the undersigned property owner or applicant of the following described real property located in the City of Hewitt, Texas hereby make this application by variance, by requesting approval for the following project: (Include how the project plans vary from the Zoning Ordinance): _____

The front of the garage is .22 tenths or 2 1/2" inches to close to the 25' front set back

Indicated the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested. _____

The stamped and filed plat calls for a 25' setback on the front of the property

Please provide the following recording information and a copy of the document(s) listed below with this application:

Ownership (deed): Doc. #/MCC No.: 2024045806

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): ASAP, closing is scheduled for 6/6/2025

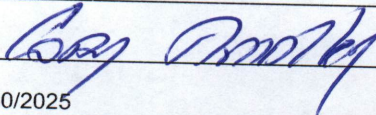
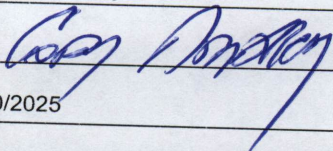
The Variance application must be completed along with the following information:

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) copy of survey and one (1) copy of building plans.
3. Non-refundable application fee (see fee schedule).
4. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see schedule).

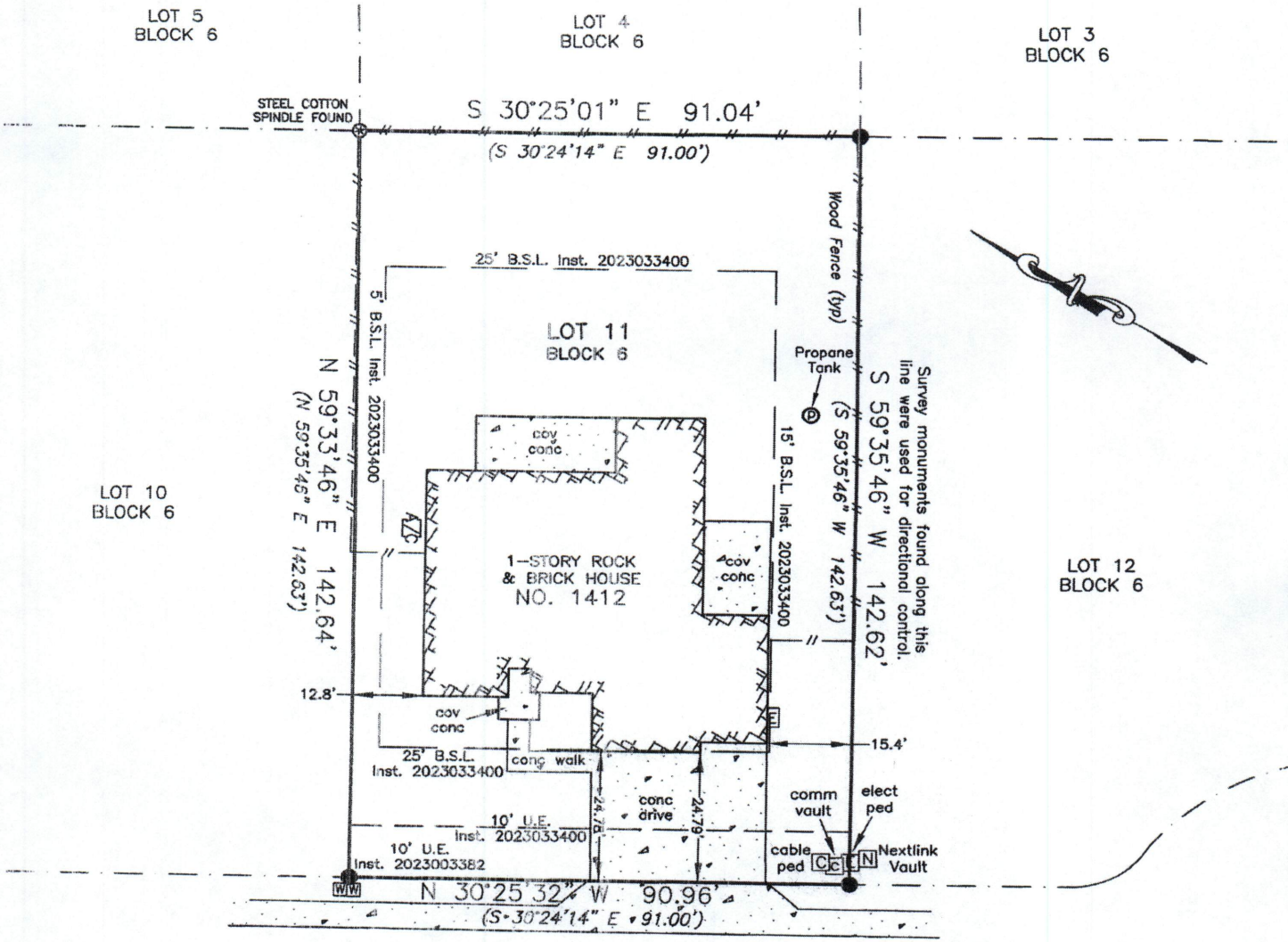
I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Board of Adjustment hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I, understand that in the event the undersigned is not present or represented at the public hearing, the Board of Adjustment shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Board of Adjustment and the City Council.

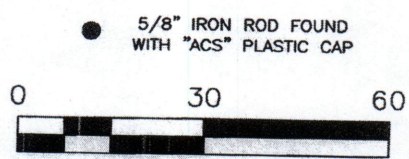
I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Board of Adjustment shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner:	<u>Smalley Homes LLC</u>
Telephone Number:	<u>254-368-4153</u>
Mailing Address:	<u>5522 Moccasin Bend Rd, Gatesville, Tx. 76528</u>
Email Address:	<u>cory@smalleyhomes.com</u>
Signature of Property Owner:	<u></u>
Date:	<u>5/30/2025</u>
Name of Applicant/Representative:	<u>Cory J Smalley</u>
Telephone Number:	<u>254-368-4153</u>
Mailing Address:	<u>5522 Moccasin Bend Rd, Gatesville, Tx. 76528</u>
Email Address:	<u>cory@smalleyhomes.com</u>
Signature of Applicant/Representative:	<u></u>
Date:	<u>5/30/2025</u>

Surveyor's Sketch showing LOT ELEVEN (11), BLOCK SIX (6), of BULL HIDE ESTATES, a subdivision in Hewitt, McLennan County, Texas, according to the plat of record in 2023033400, Official Public Records of McLennan County, Texas (OPRMCT).



(50' ROW) (Asphalt Surface)
TAHONTA DRIVE
 PUBLIC MAINTAINED ROADWAY
 INST. NO. 2023033400



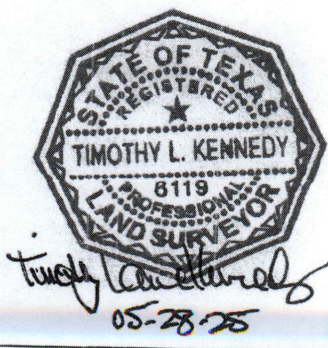
NOTE: The following documents do not appear to affect the subject property:
 (Vol/Pg) * 1543/677 * Inst. 2010018617
 * Inst. 2012008075 * Inst. 2015026615
 * Inst. 2021048988 * Inst. 20240097E2

I, Timothy Lane Kennedy, Registered Professional Land Surveyor No. 6119, in the State of Texas, do hereby certify to the title agency, underwriter, lender, mortgage company and/or purchaser that this drawing represents a survey performed on the ground. To the best of my knowledge the drawing correctly represents the facts found at the time of the survey. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

Survey completed in coordination with that title commitment provided by Texas Title Company, GF#24-655-1, Eff. date: 11-26-24

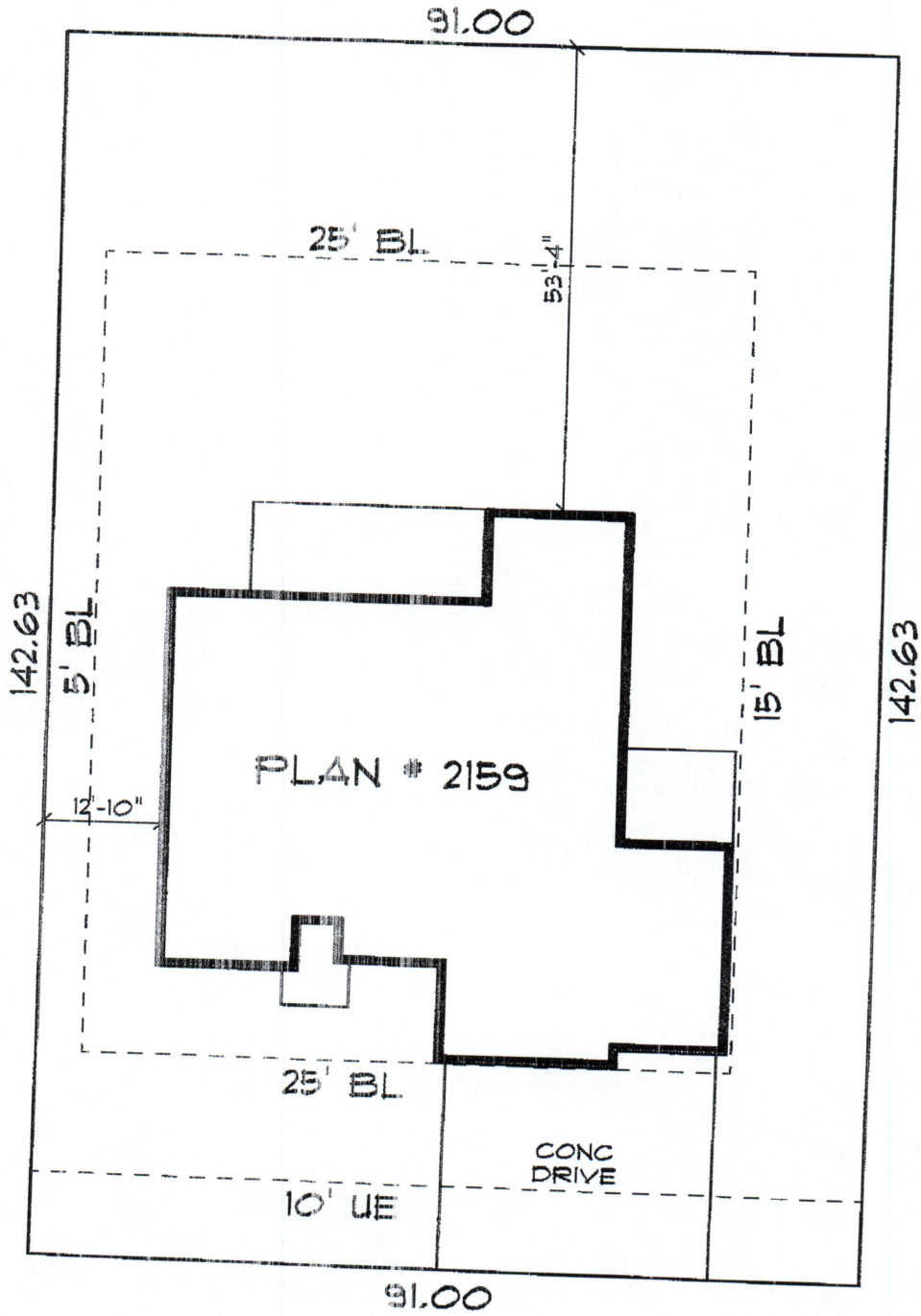
Advanced Surveying & Mapping, LLC

1610 South 31st St., Ste. 102-299
 Temple, Texas 76504
 254-760-1894 www.asm-tx.com
 Firm Reg. #10193722
 Copyright 2025 Advanced Surveying & Mapping, LLC

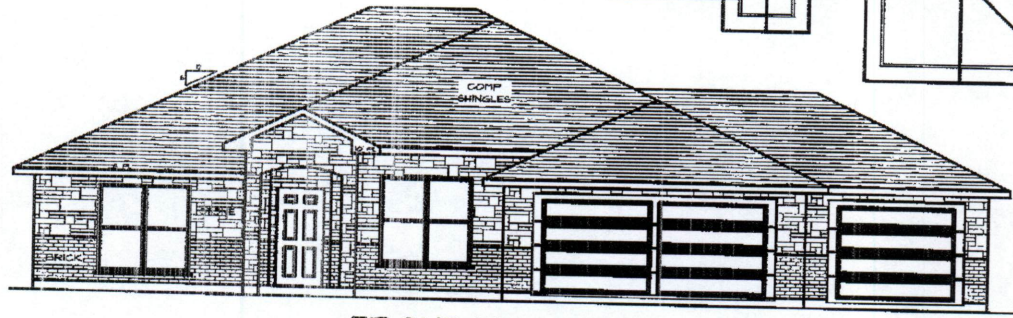


Survey completed 05-14-25
 Scale: 1" = 30'
 Job No. 250064
 Surveyor TLK #6119
 Plot Date: 05-28-25

LOT II BLOCK 6
BULL HIDE ESTATES
HEWITT, TX

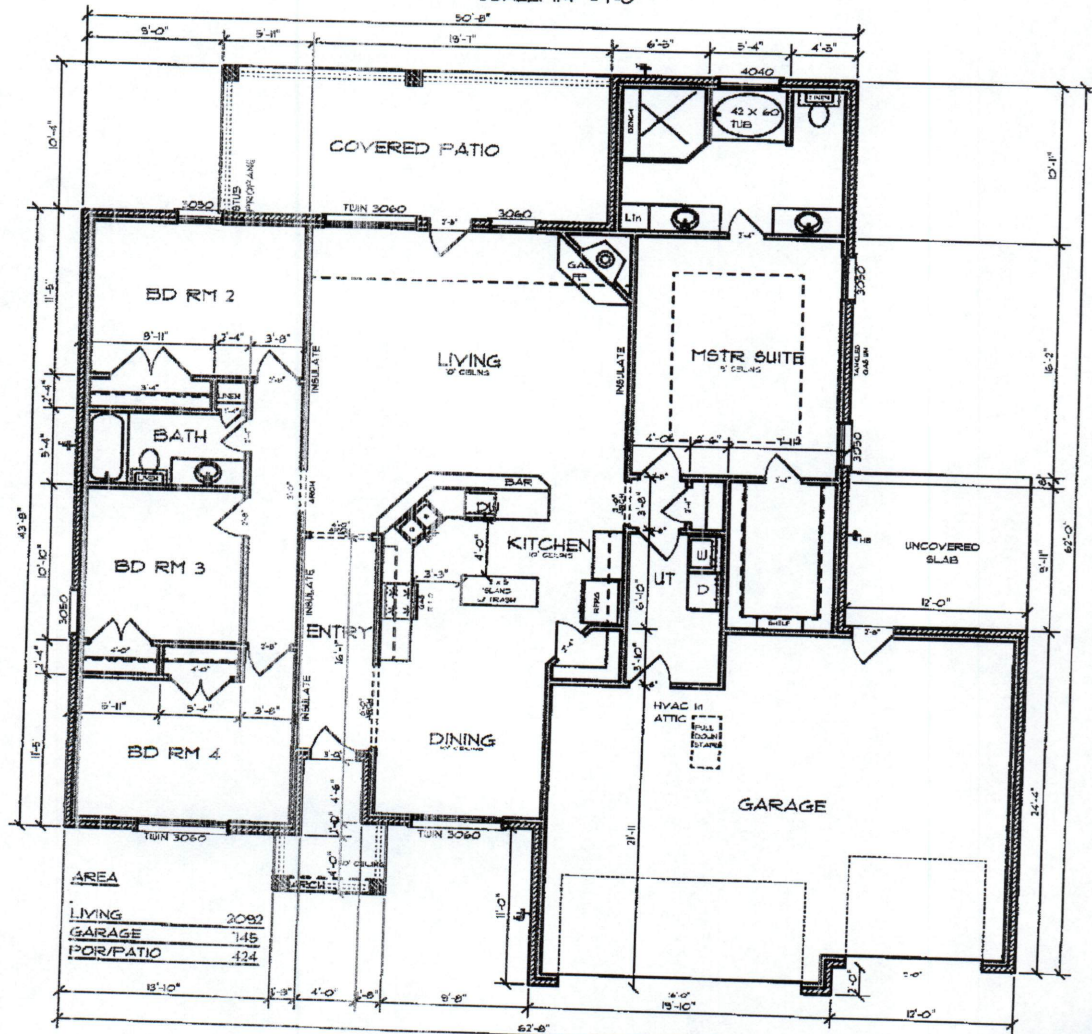


1412 TAHONTA



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

CORY SMALLEY
1412 TOHONTA
2092



MINUTES OF THE BOARD OF ADJUSTMENT

February 17, 2022 – 6:00PM

Members Present: Chairman Jim Winton, Doug Bergen, Chuck Howard, Brad Turner, Don Vardeman

Members Absent: Rusty Smith

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call of Board of Adjustments Meeting to Order.** *Chairman Jim Winton called the meeting to order at 6:01pm.*
2. **Consider approval of minutes for the October 21, 2021 Board of Adjustment regular meeting.** *A motion was made by Chuck Howard, seconded by Doug Bergen, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing:**
 - a. **Consider a request for a variance to Section 8.101 (I) by Spencer Weber with Cross Development for a portion of J Sprowles survey known as 1711 Spring Valley Rd, Hewitt, TX. The variance request is to the minimum number of parking spaces.** *Public hearing for this request opened at 6:04pm. No one was here to speak for or against variance request. Kyle Lands, property owner of 1711 Spring Valley Rd, spoke stating he was selling the land to Dollar General. Mr. Lands stated he did not have a particular interest in the matter. Public hearing for this request closed at 6:05pm.*
 - b. **Consider a request for a variance to Section 8.101 (I) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the minimum number of parking spaces.** *Public hearing for this variance request opened at 6:15pm. Will Phipps, Coldwell Banker Commercial, and Drew Patel, residing at 404 Crown Ridge Point, Woodway, TX, came forward to speak in favor of this project. The amount of parking spaces requested is 1.7 per unit instead of the 2 per unit that is required. No one else spoke for or against this request; public hearing for this request closed at 6:21pm.*

- c. **Consider a request for a variance to Section 5.101 (A.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum building height and number of stories.** *Public hearing for this variance request opened at 6:21pm. Will Phipps, Coldwell Banker Commercial, and Drew Patel, residing at 404 Crown Ridge Point, Woodway, TX, came forward to speak in favor of this project. The height requested is 46' with three stories on the buildings. There are to be four 3-story apartment buildings and five 2-story apartment buildings. Mr. Phipps said they are wanting to have 176 units total in a mix of one, two, and three bedrooms. In order to get all of the 176 units, they are needing to have the height at 46' and three stories on four of the apartment buildings. No one else spoke for or against this request; public hearing for this request closed at 6:26pm.*
- d. **Consider a request for a variance to Section 2.104 (B.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum number of living units per acre.** *Public hearing for this variance request opened at 6:26pm. Will Phipps, Coldwell Banker Commercial, and Drew Patel, residing at 404 Crown Ridge Point, Woodway, TX, came forward to speak in favor of this project. The requested units per acre is 21.5 units, instead of 20 units per acre. No one else spoke for or against this request; public hearing for this request closed at 6:28pm*

4. Discussion and possible action:

- a. **Consider a request for a variance to Section 8.101 (I) by Spencer Weber with Cross Development for a portion of J Sprowles survey known as 1711 Spring Valley Rd, Hewitt, TX. The variance request is to the minimum number of parking spaces.** *The Board discussed the parking statistics provided by the applicant, as well as the size of the lot. The lot at 1711 Spring Valley Road has plenty of room for the eight additional parking spaces that are needed, and therefore a request was made by Brad Turner, seconded by Chuck Howard, to deny the variance request. Jim Winton and Don Vardeman agreed with the denial of the request, while Doug Bergen voted to approve the request. This request was denied by the Board of Adjustments in a four to one vote.*
- b. **Consider a request for a variance to Section 8.101 (I) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the minimum number of parking spaces.** *After discussion amongst themselves as to if this project is good for the City of Hewitt, Chuck Howard made a motion to accept the requested variance, seconded by Don Vardeman. All five in favor, variance approved to allow for approximately 1.7 parking spaces per unit.*

- c. **Consider a request for a variance to Section 5.101 (A.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum building height and number of stories.** *After discussion amongst themselves as to if this project is good for the City of Hewitt, Chuck Howard made a motion to accept the requested variance, seconded by Don Vardeman. All five in favor, variance approved to allow for the maximum building height to be 46' and the number of stories to be three.*
- d. **Consider a request for a variance to Section 2.104 (B.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum number of living units per acre.** *After discussion amongst themselves as to if this project is good for the City of Hewitt, Chuck Howard made a motion to accept the requested variance, seconded by Don Vardeman. All five in favor, variance approved to allow for approximately 21.5 units per acre.*

5. Adjourn. *A motion was made by Brad Turner, seconded by Doug Bergen, to adjourn the meeting at 6:42pm. All five in favor, motion passed, meeting adjourned.*

Chairman

Date Approved

Brittney Cantu, Zoning Secretary