



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

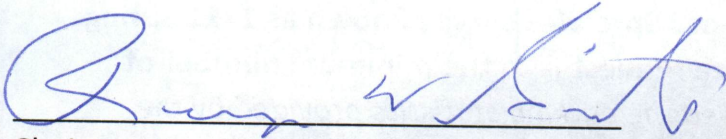
1. **Call of Board of Adjustments Meeting to Order.** *Chairman Jim Winton called the meeting to order at 6:01pm.*
2. **Consider approval of minutes for the October 21, 2021 Board of Adjustment regular meeting.** *A motion was made by Chuck Howard, seconded by Doug Bergen, to approve the minutes as submitted 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*

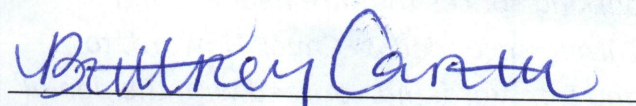
4. Discussion and possible action:

- 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

6/19/2025
Date Approved


Brittney Cantu, Zoning Secretary