

HEWITT TEXAS

BOARD OF ADJUSTMENT MEETING

July 17, 2025, at 6:00 PM

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

AGENDA

Members: Jim Winton - Chairman, Brenda Turner, Douglas Bergen, Charles Howard, R. Don Vardeman, Royce W. Smith, Jeff Lara-Alternate, Vacant -Alternate

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. Public Hearing to consider a request for a variance to the City of Hewitt Zoning Ordinance, Section 6.101. R-1 District, for Lot 7, Block 11 Bullhide Estates Addition, 1317 Red Rock Road. The variance request is to the minimum yard setback for the R-1 zoning district.
2. Public Hearing to consider a request for a variance to the City of Hewitt Zoning Ordinance, Section 6.101. R-1 District, for Lot 36, Block 4 Bullhide Estates Addition, 1013 Dillinger. The variance request is to the minimum yard setback for the R-1 zoning district.

REGULAR AGENDA ITEMS

3. Consider a request for a variance to the City of Hewitt Zoning Ordinance, Section 6.101. R-1 District, for Lot 7, Block 11 Bullhide Estates Addition, 1317 Red Rock Road. The variance request is to the minimum yard setback for the R-1 zoning district.
4. Consider a request for a variance to the City of Hewitt Zoning Ordinance, Section 6.101. R-1 District, for Lot 36, Block 4 Bullhide Estates Addition, 1013 Dillinger. The variance request is to the minimum yard setback for the R-1 zoning district.
5. Consider approval of minutes for the June 19, 2025 regular Board of Adjustments Meeting.

ADJOURNMENT

I certify that the above notice of meeting was posted on the Public Notice Board in front of City Hall on July 14, 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 7 Block 11, Bullhide Estates, Hewitt

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.

1317 Red Rock Road

Number of Lots: 1 Number of Acres: 0.2479 Flood Zone: No

Zoning Classification: Residential

Existing Building(s) on Property: New Single Family Residence

Total Square footage of all buildings on Property: 3347 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 house is encroaching on the 25' front set back by 3 1/2"

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.: _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): July 17th

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: Smalley Homes LLC

Telephone Number: 254-368-4153

Mailing Address: 5522 Moccasin Bend Rd, Gatesville, Tx. 76528

Email Address: cory@smalleyhomes.com

Signature of Property Owner: _____

Date: June 9, 2025

Name of Applicant/Representative: Cory J Smalley

Telephone Number: 254-368-4153

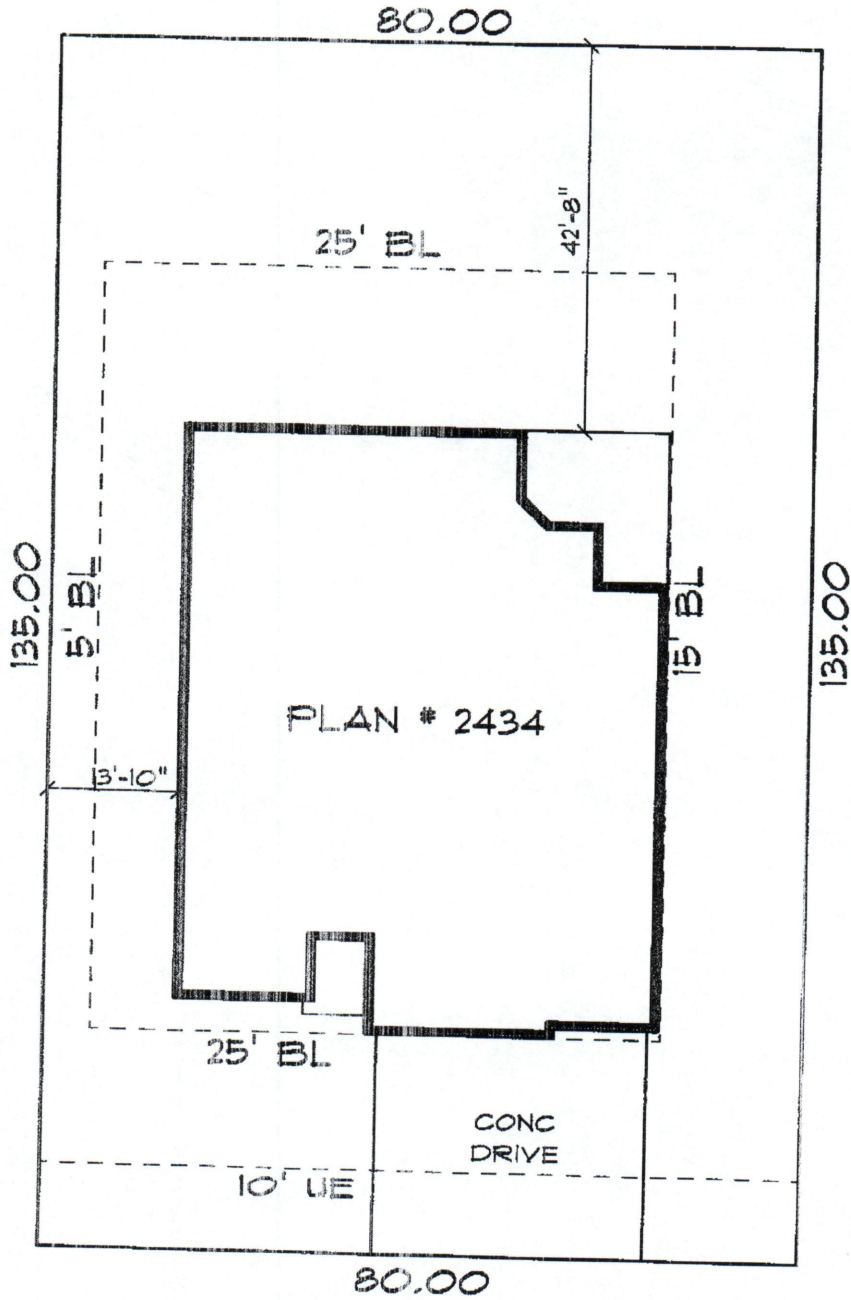
Mailing Address: 5522 Moccasin Bend Rd, Gatesville, Tx. 76528

Email Address: cory@smalleyhomes.com

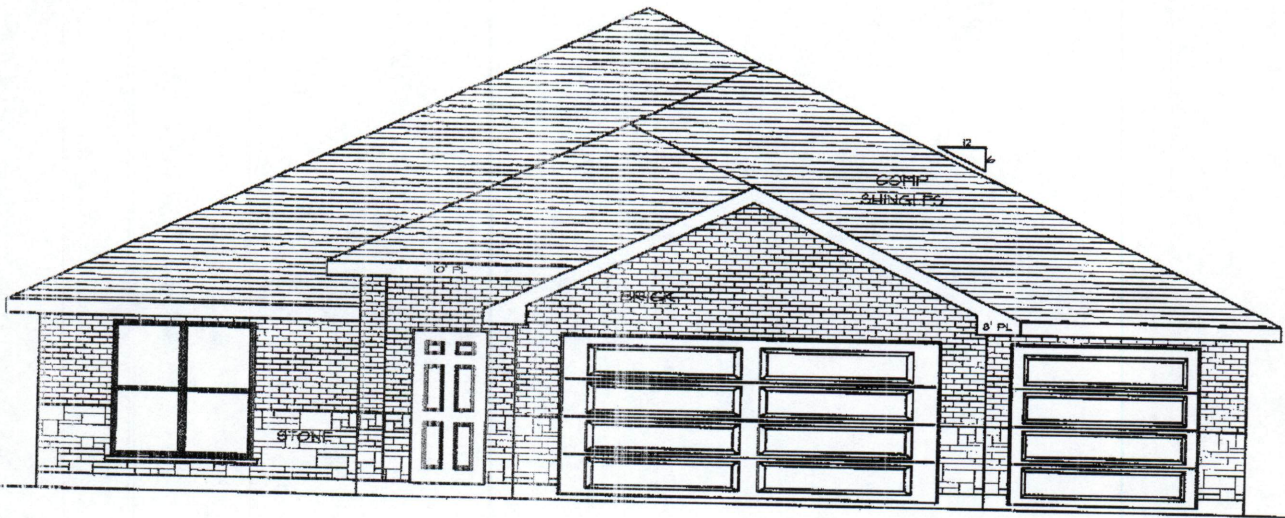
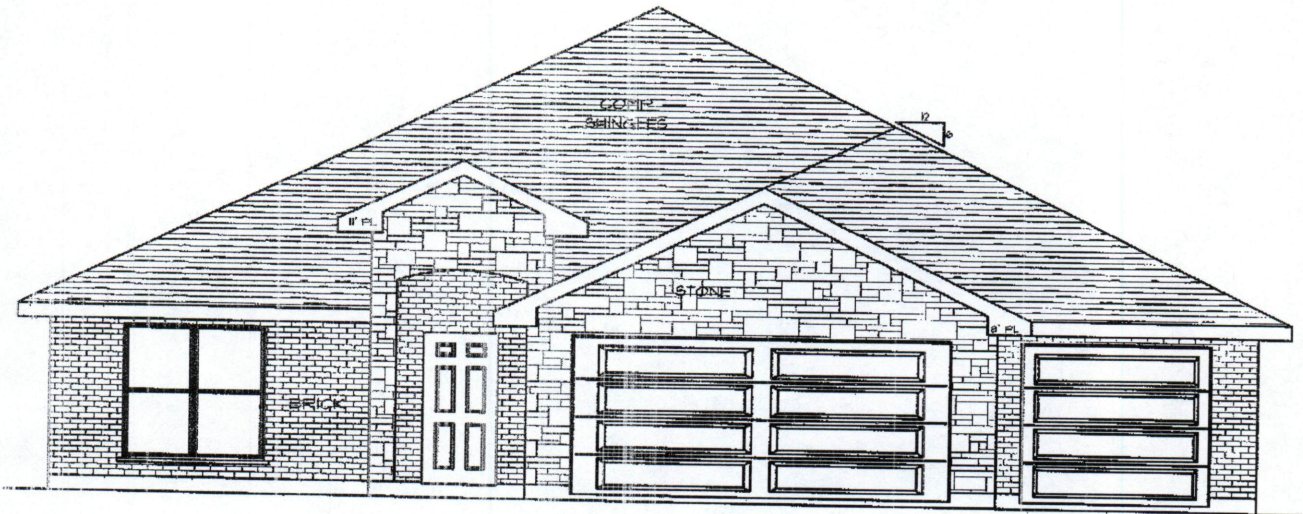
Signature of Applicant/Representative: _____

Date: June 9, 2025

LOT 7 BLOCK 11
BULL HIDE ESTATES
HEWITT, TX



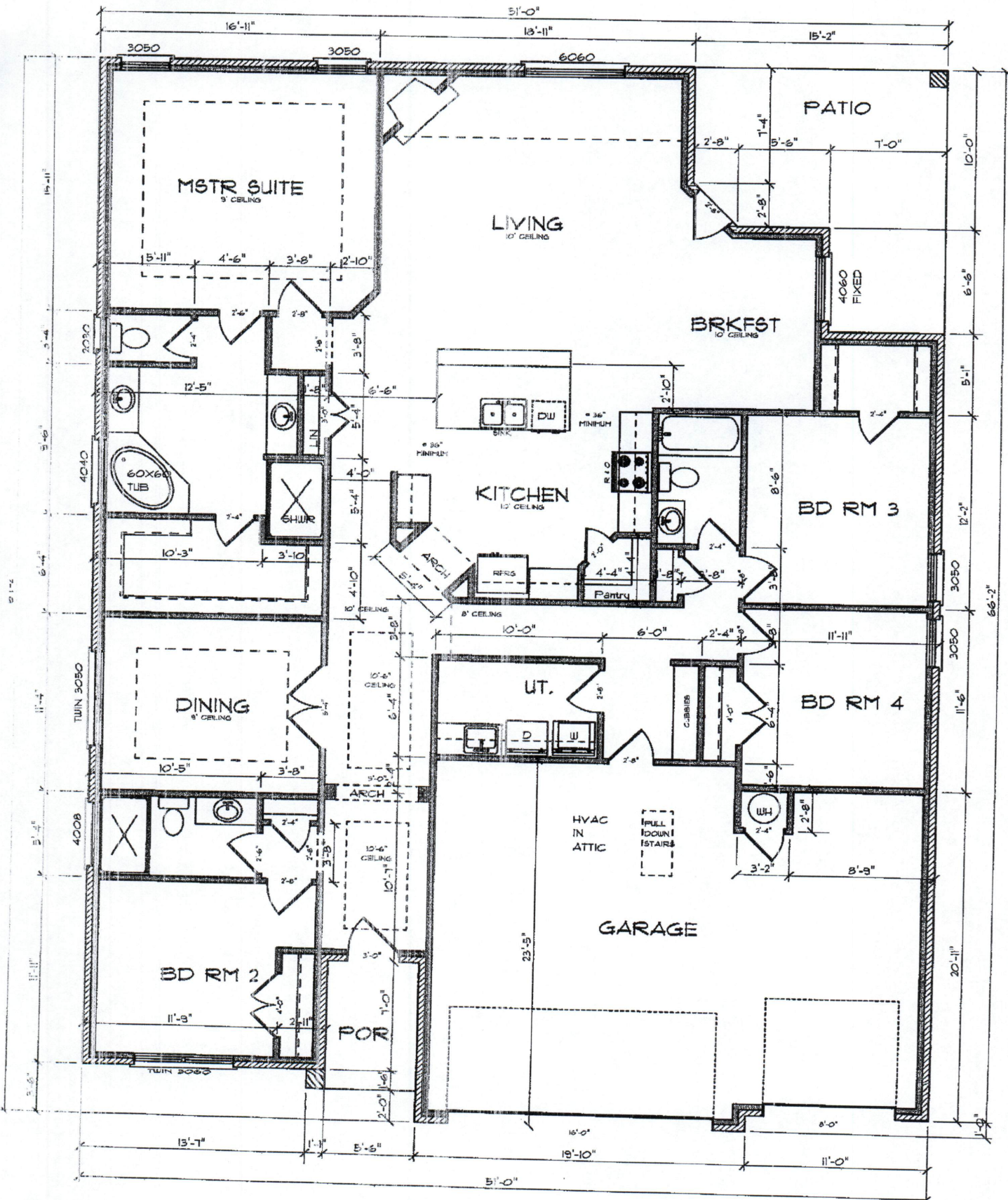
1317 RED ROCK RD



FRONT ELEVATION

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

CORY SMALLEY
MP-2434

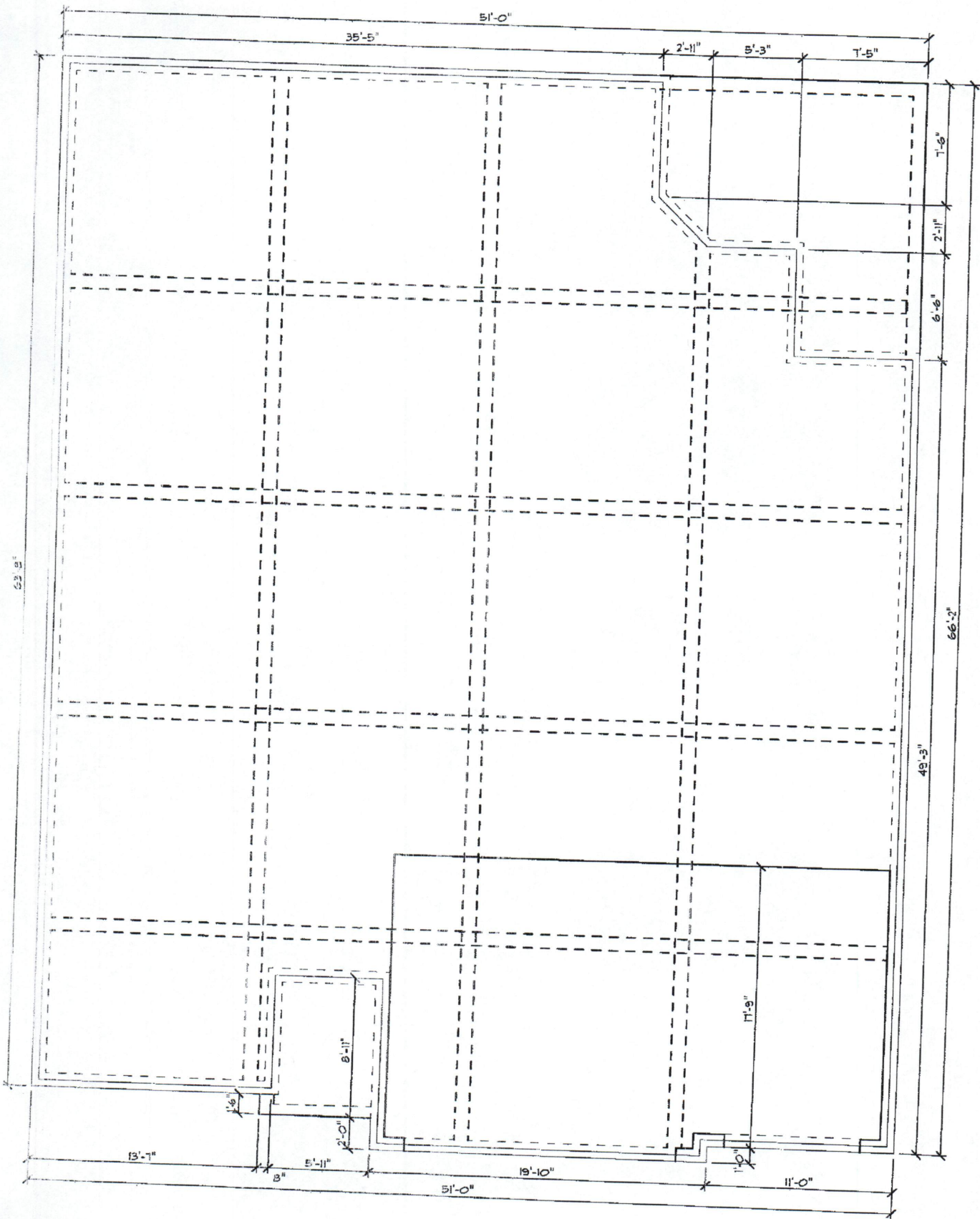


AREAS:	
LIVING	2434
GARAGE	670
PORCH/PATIO	243

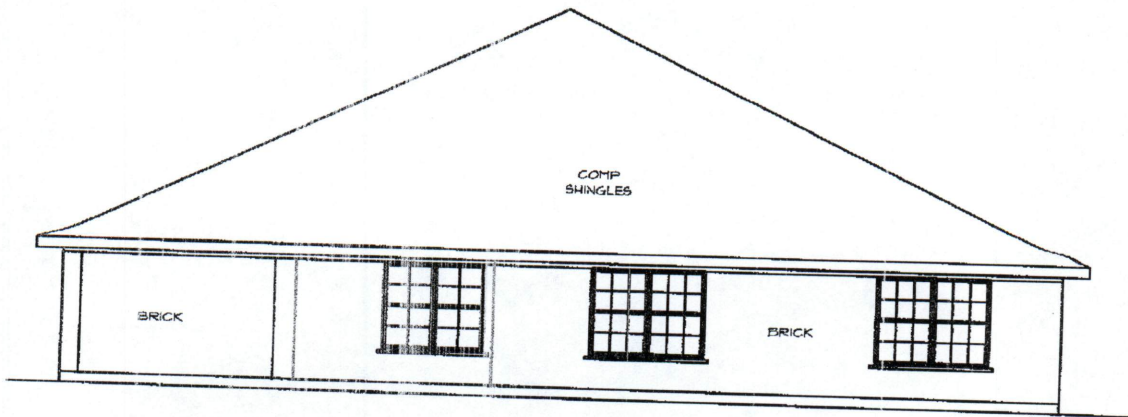
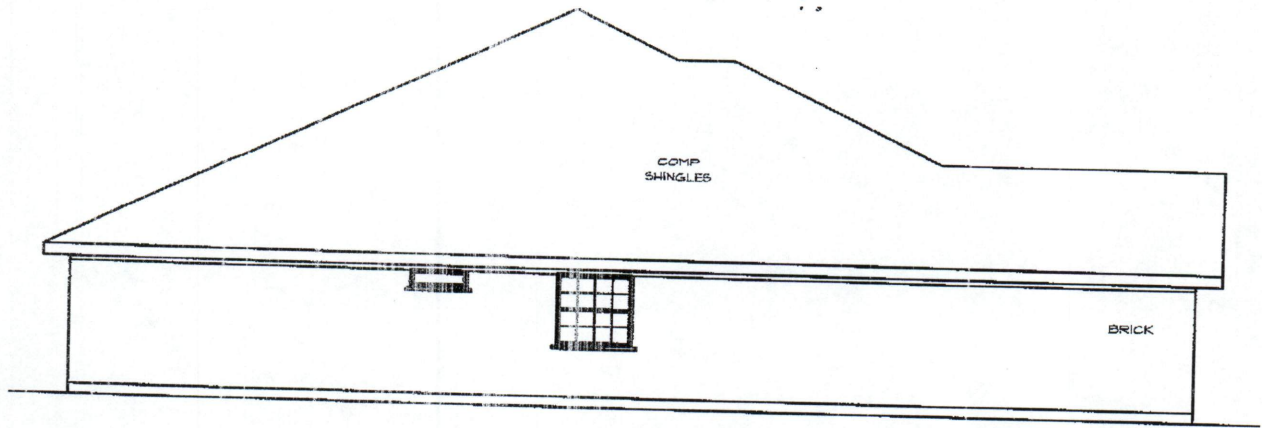
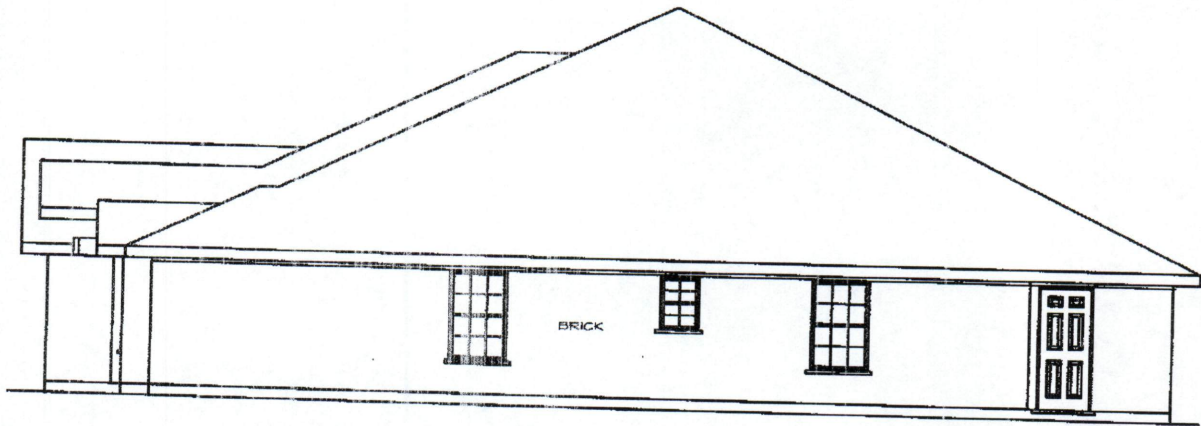
FLOOR PLAN

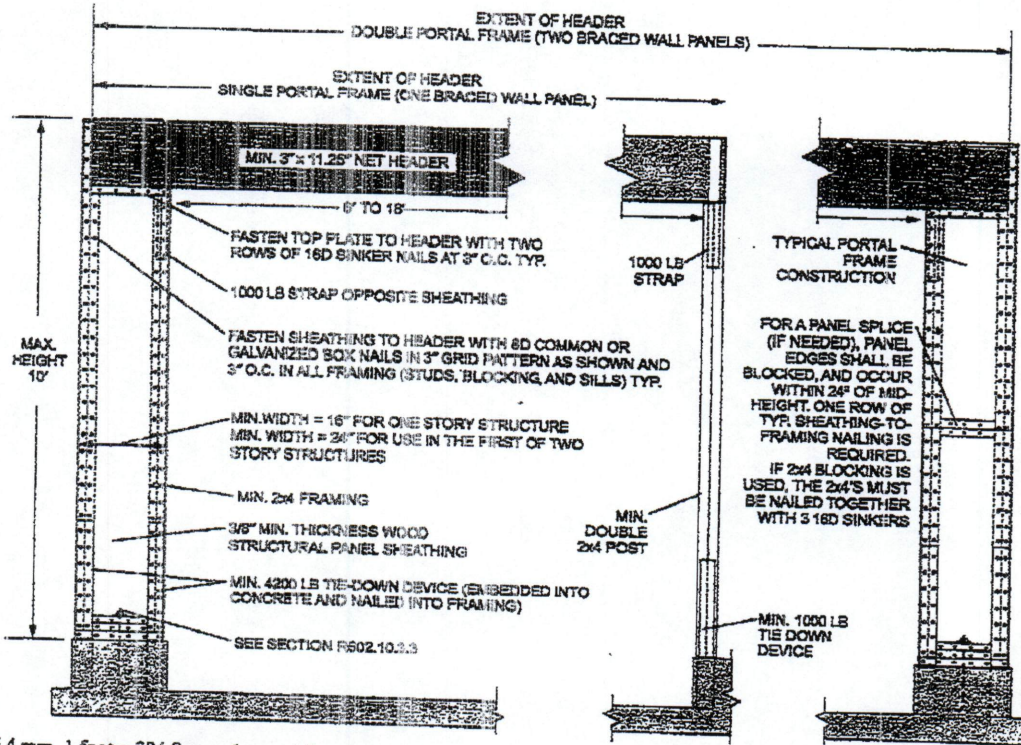
SCALE: 1/4" = 1'-0"

MP-2434



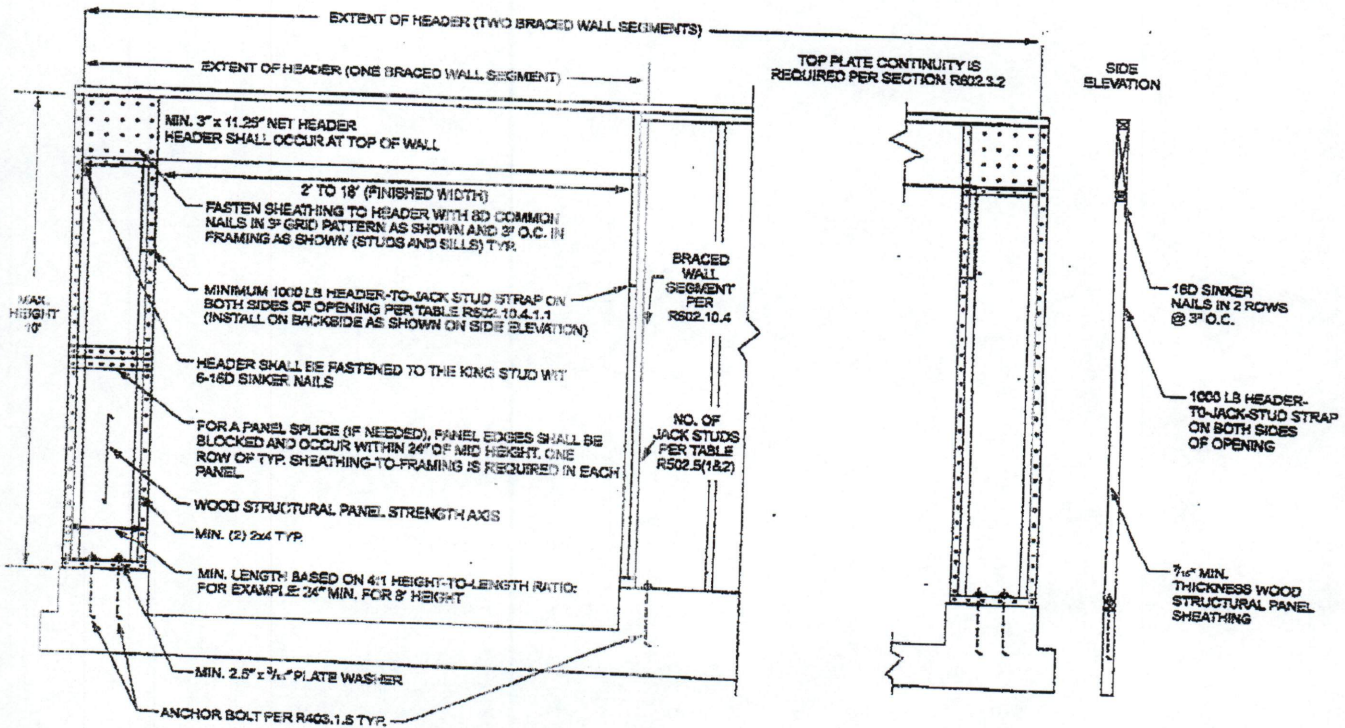
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"





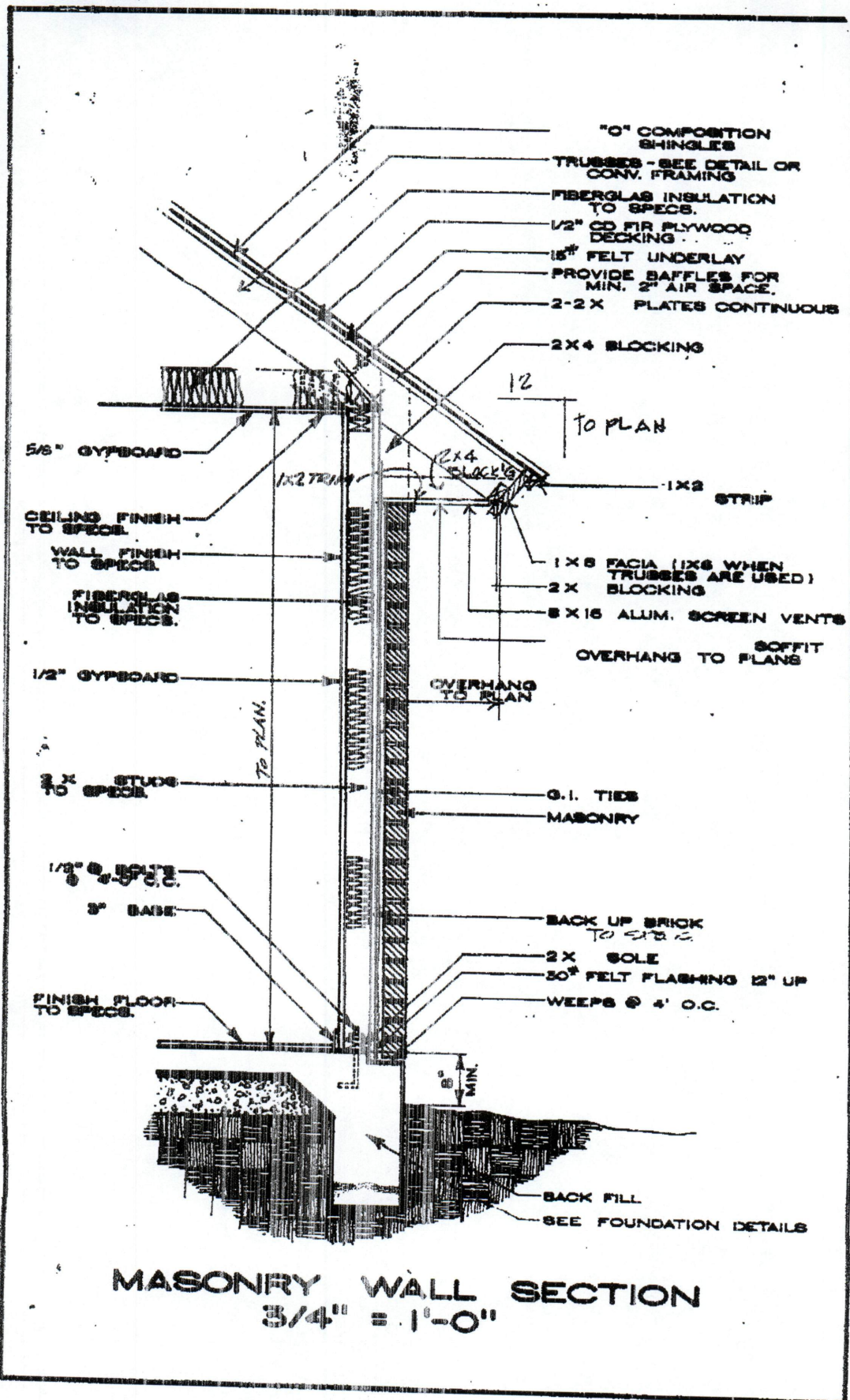
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.6.2
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

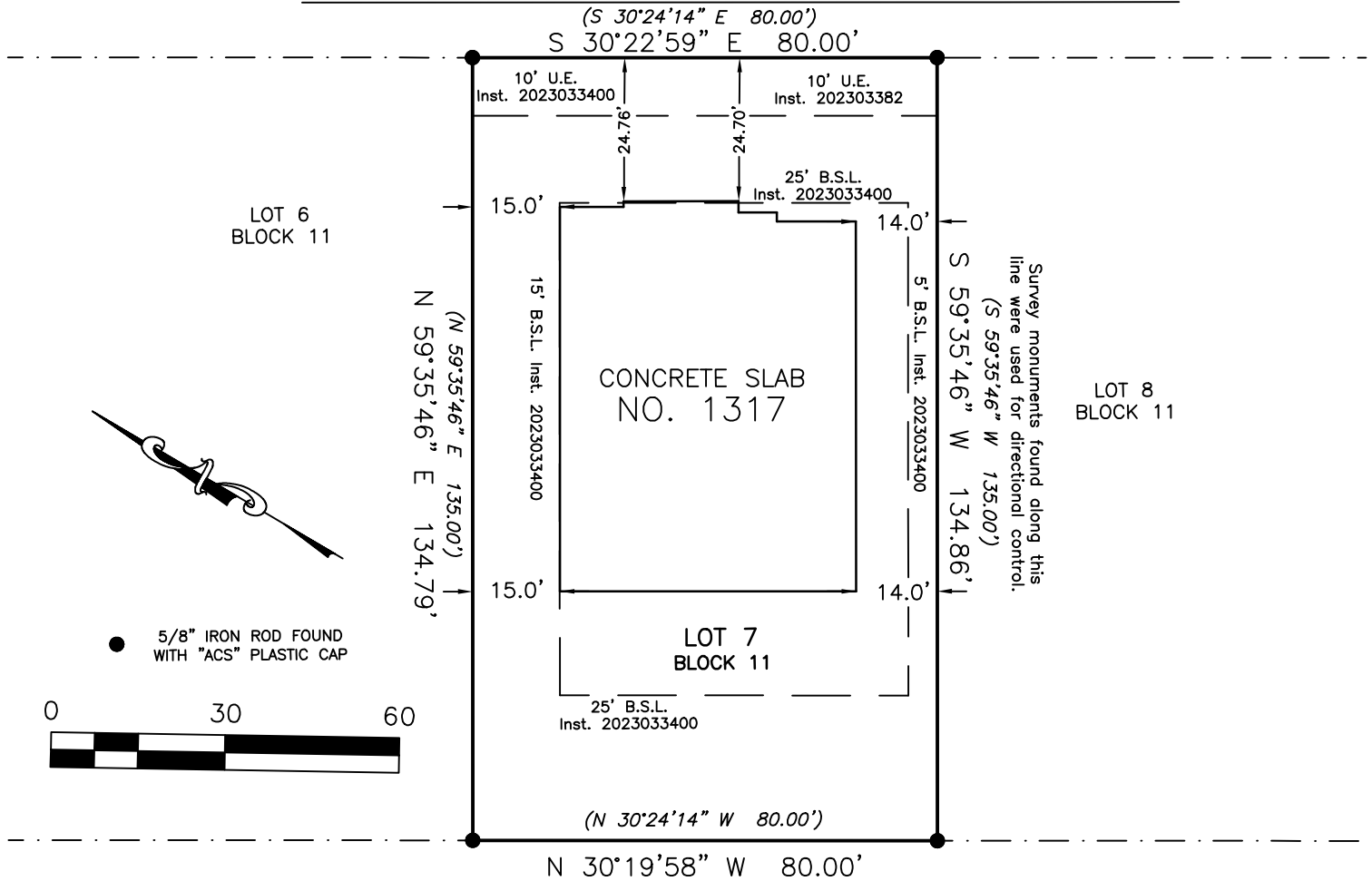
FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



MASONRY WALL SECTION
 3/4" = 1'-0"

Surveyor's EXHIBIT DRAWING showing concrete slab location on LOT SEVEN (7), BLOCK ELEVEN (11), of BULL HIDE ESTATES, a subdivision in McLennan County, Texas, according to the plat of record in 2023033400, Official Public Records of McLennan County, Texas (OPRMCT).

(50' ROW) (Asphalt Surface)
RED ROCK ROAD
 PUBLIC MAINTAINED ROADWAY
 INST. NO. 2023033400



(192.586 Acres)
 Kenneth W. Warren
 Revocable Trust
 Inst. 2023019783

A 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

Address: 1317 Red Rock Road, Hewitt, McLennan Co., TX

This is not a certified land title survey, but rather is an exhibit drawing for use in planning and design and not for use in conveyance of the property.

Survey completed 06-02-25
 Scale: 1" = 30'
 Job No. 250067
 Surveyor TLK #6119
 Plot Date: 06-03-25

HEWITT TEXAS

Board of Adjustment Application of Variance

Legal Description of Property: Lot 36 Block 4, Bullhide Estates, Hewitt

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.

1013 Dillinger Road

Number of Lots: 1 Number of Acres: 0.2689 Flood Zone: No

Zoning Classification: Residential

Existing Building(s) on Property: New Single Family Residence

Total Square footage of all buildings on Property: 3509 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 rear of the house is encroaching on the 25' rear set back by 2' 1".

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 rear 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.: Type text here

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): July 17th

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

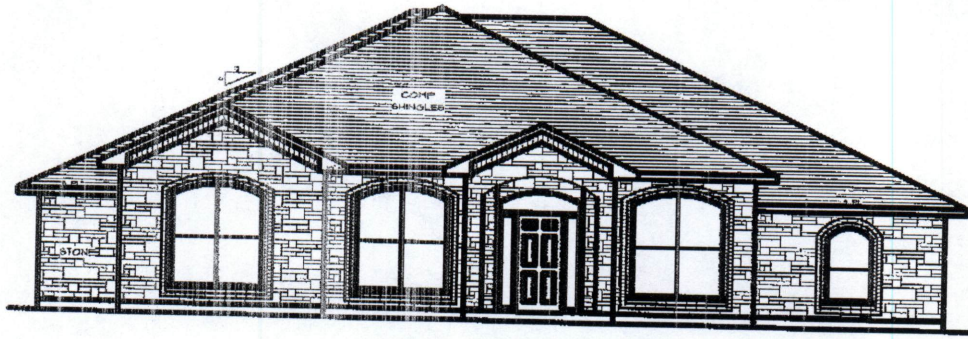
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) copy of survey and one (1) copy of building plans.
3. Non-refundable application fee (see fee schedule).
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.

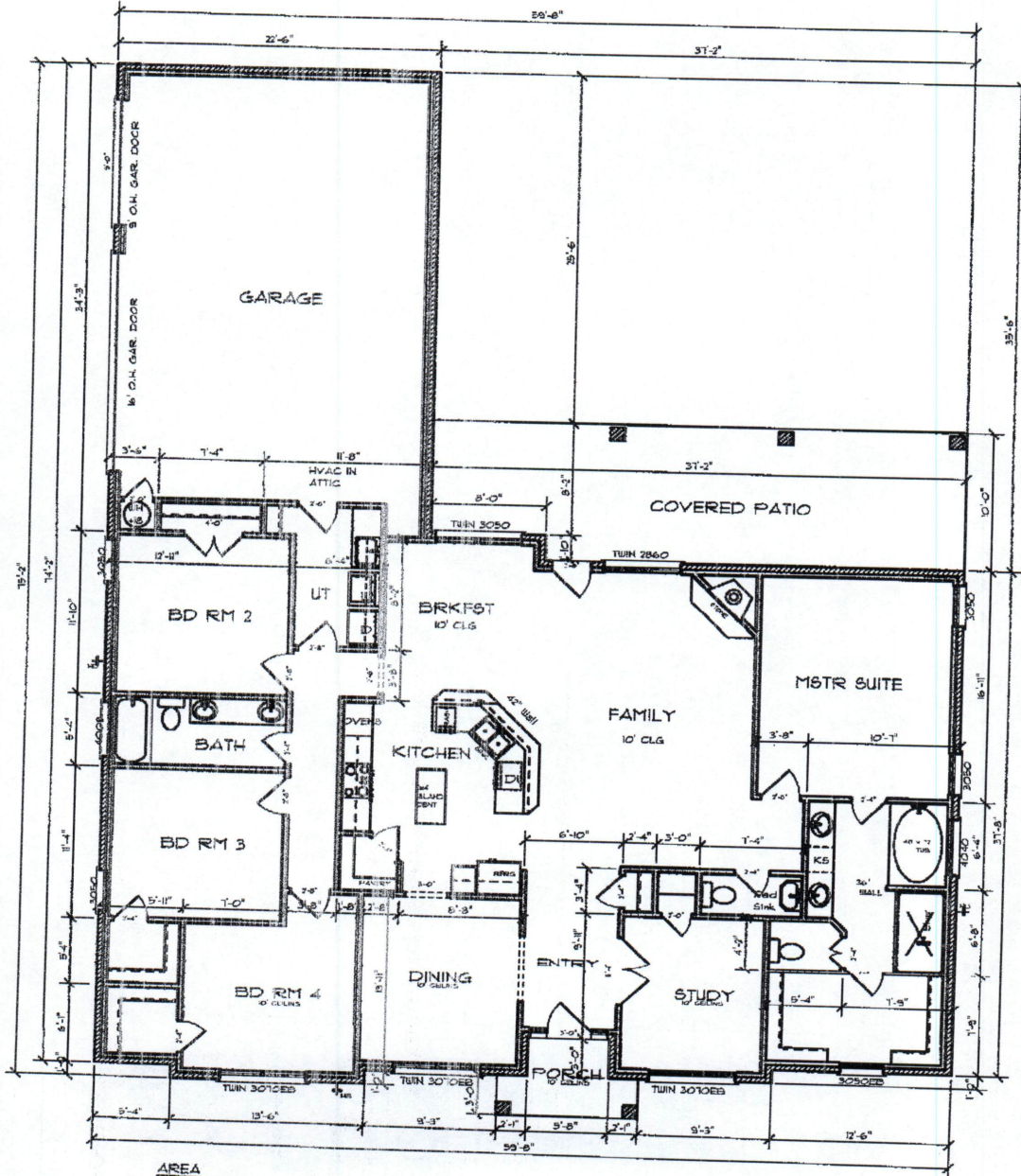
I, understand that in the event the undersigned is not present or represented at the public hearing, the Board of Adjustment shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Board of Adjustment and the 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:	_____
Date:	<u>June 9, 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:	_____
Date:	<u>June 9, 2025</u>



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

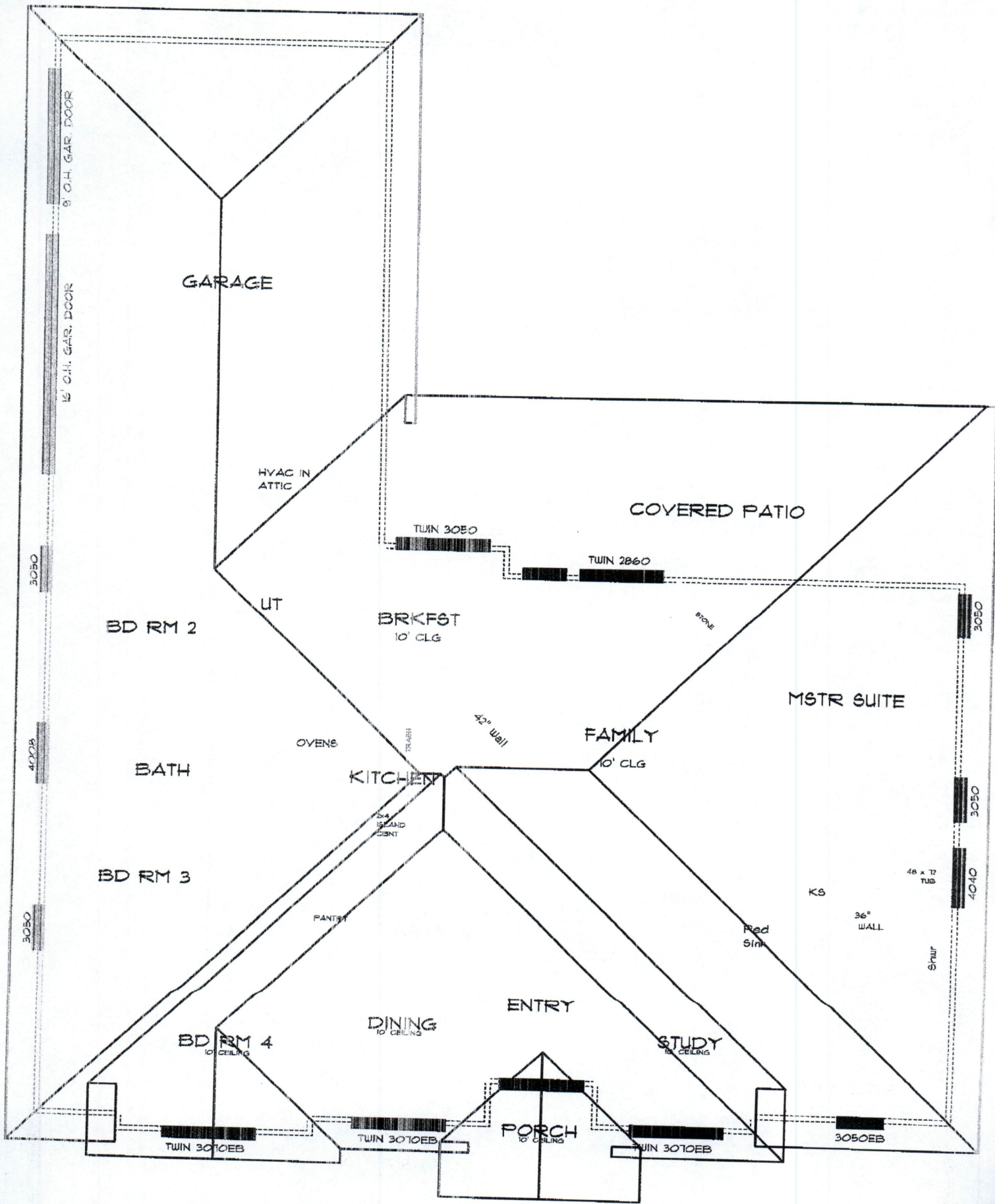


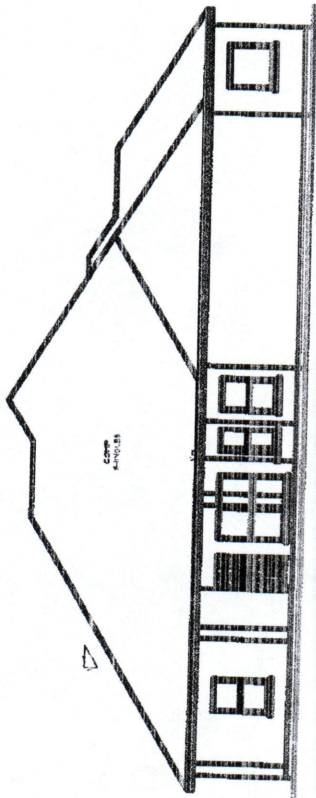
AREA

LIVING	2371
GARAGE	123
POR/PATIO	404

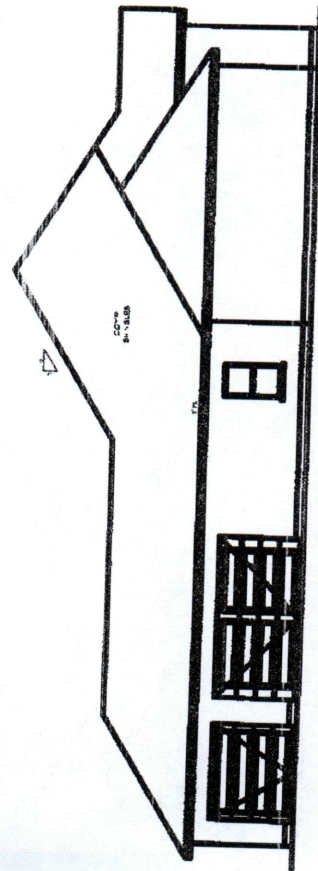
FLOOR PLAN
SCALE: 1/4" = 1'-0"

CORY SMALLEY
2371

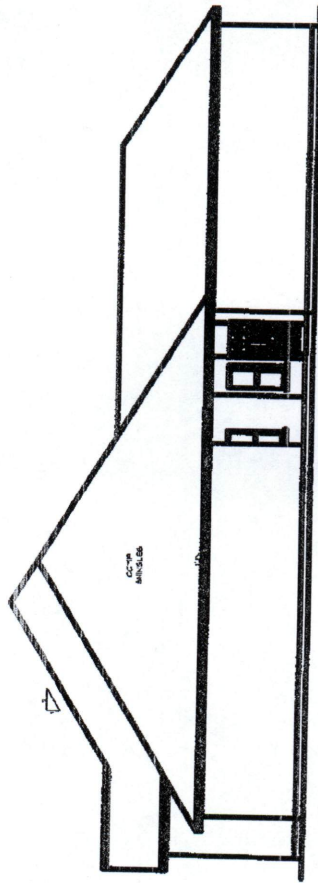




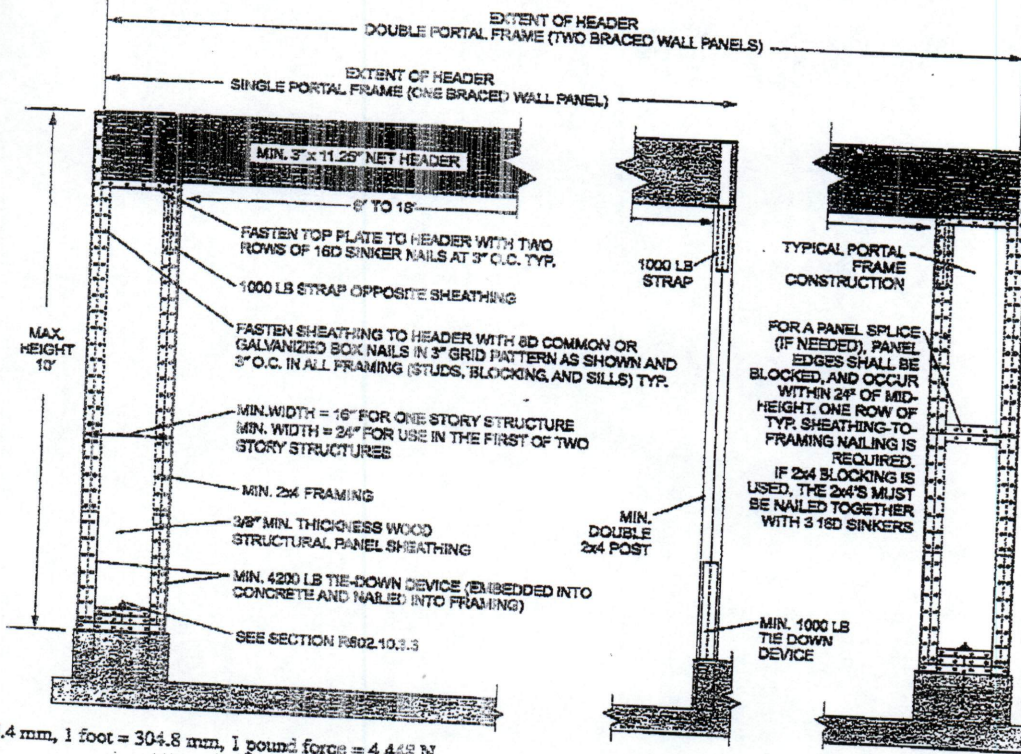
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

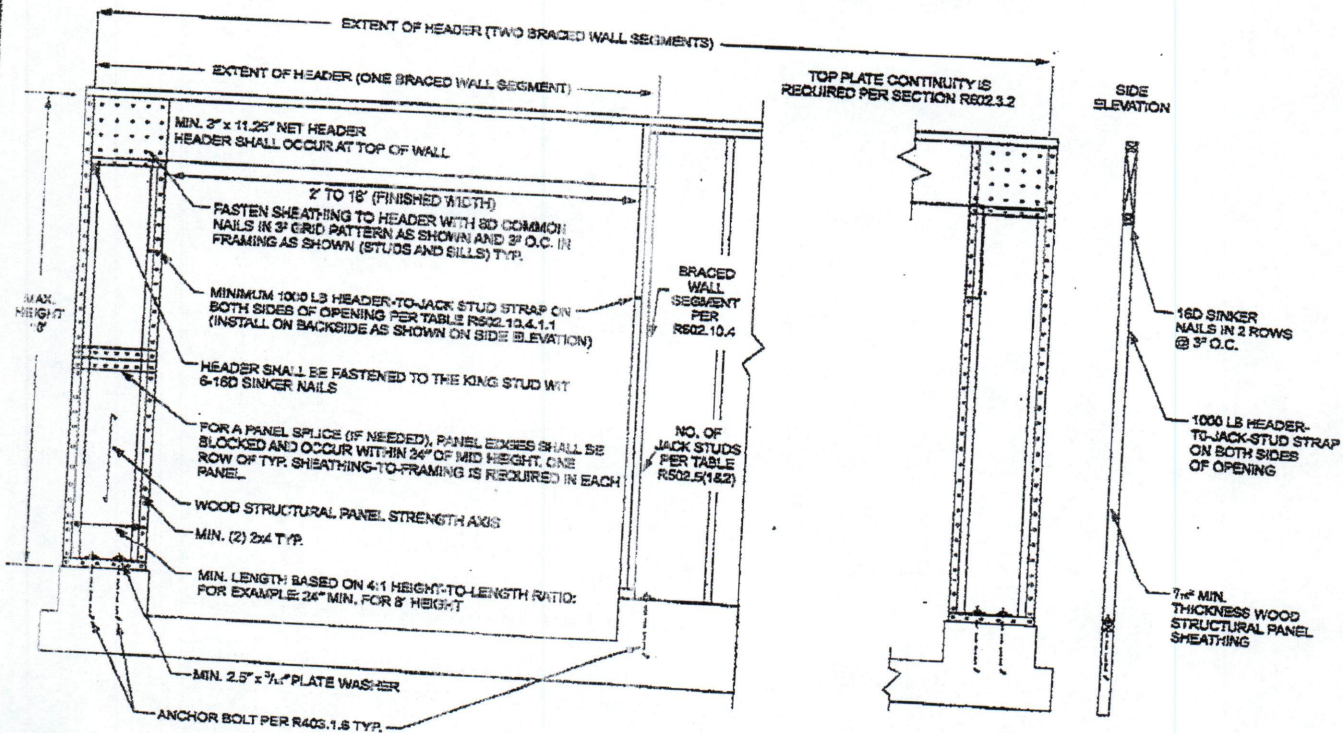


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



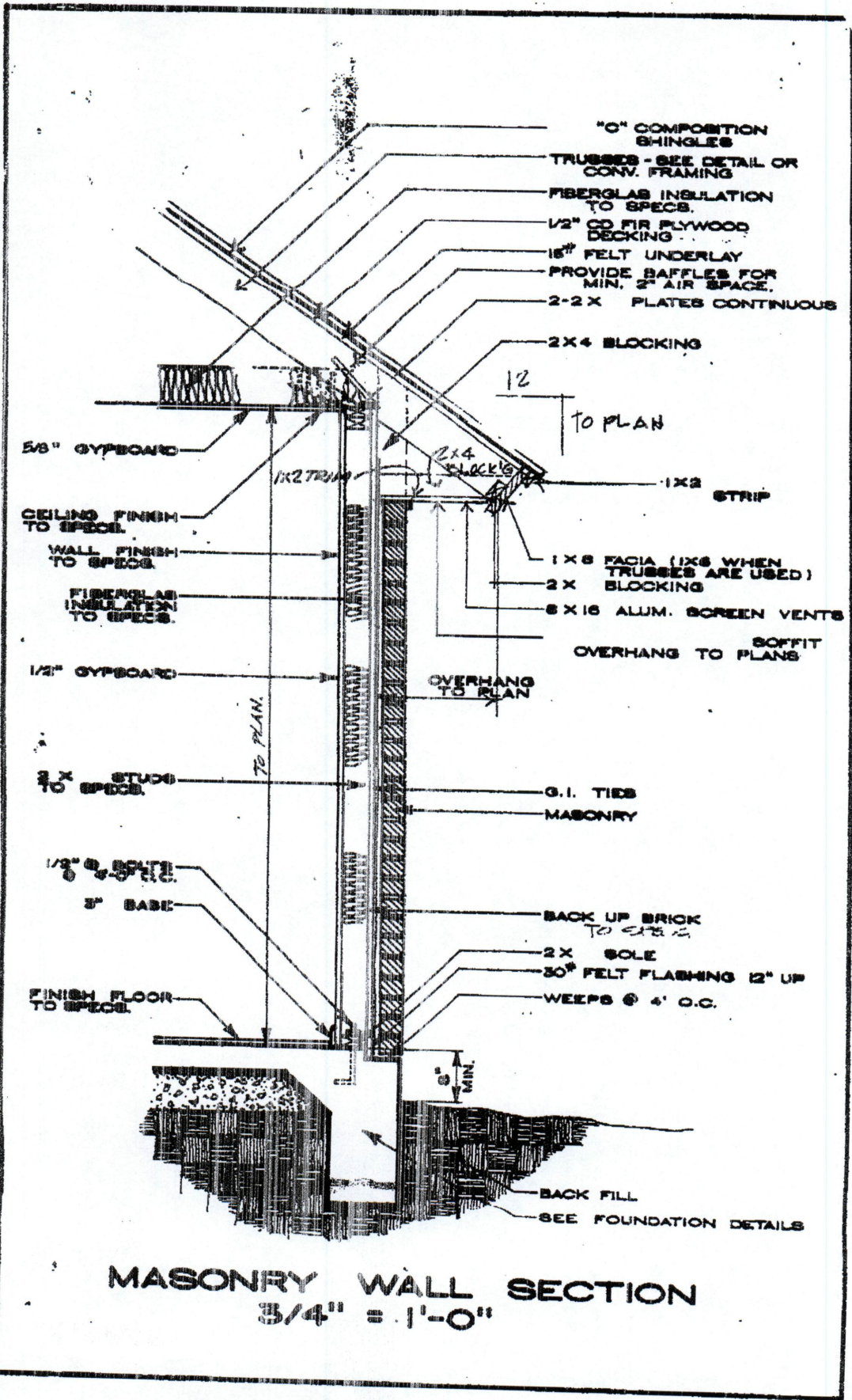
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.6.2
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

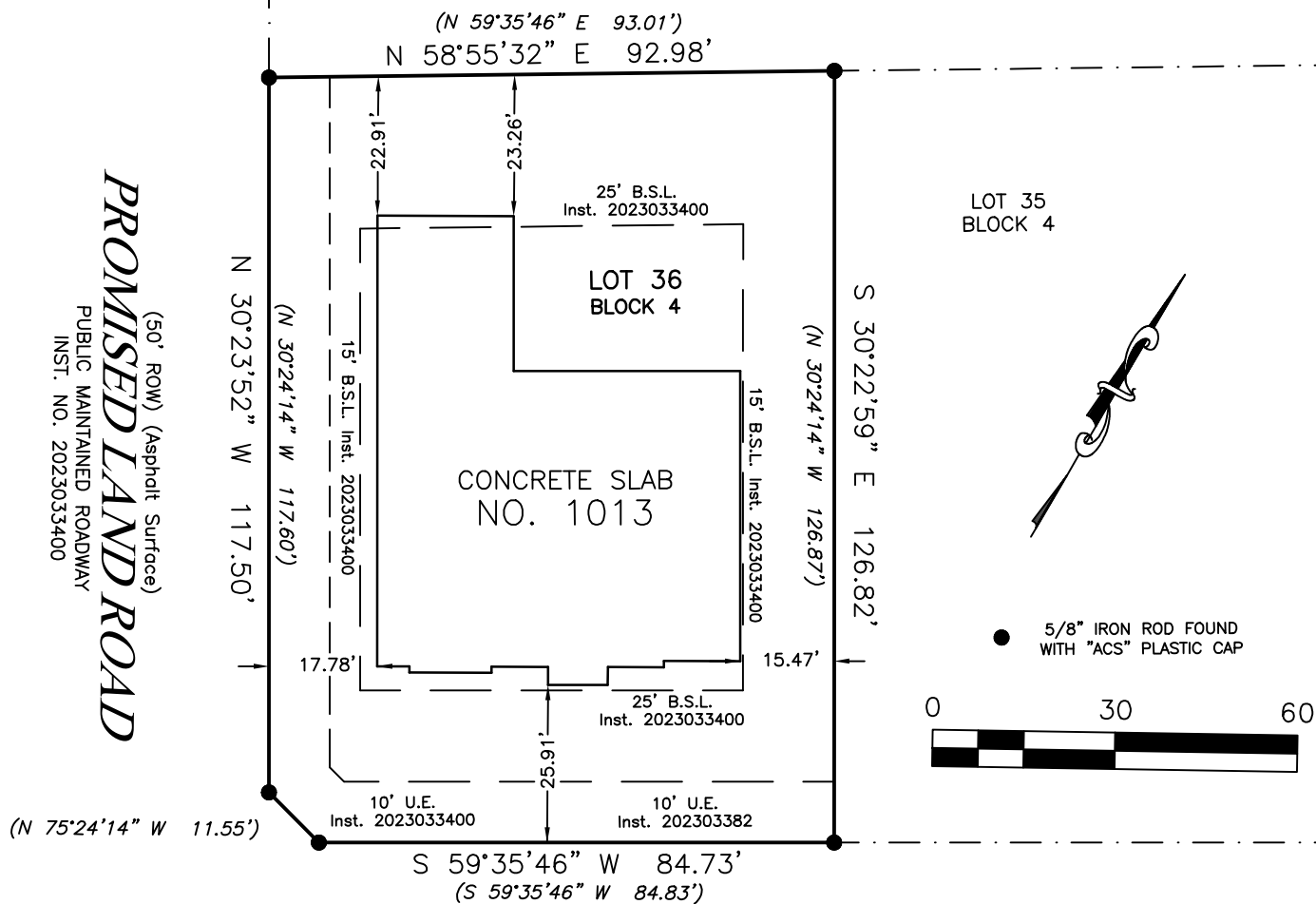
FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



MASONRY WALL SECTION
 3/4" = 1'-0"

Surveyor's EXHIBIT DRAWING showing concrete slab location on LOT THIRTY-SIX (36), BLOCK FOUR (4), of BULL HIDE ESTATES, a subdivision in McLennan County, Texas, according to the plat of record in 2023033400, Official Public Records of McLennan County, Texas (OPRMCT).

(64.081 Acres)
CITY OF HEWITT
Inst. 2015014877



Survey monuments found along this line were used for directional control.

(50' ROW) (Asphalt Surface)
DILLINGER ROAD
PUBLIC MAINTAINED ROADWAY
INST. NO. 2023033400

A 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

Address: 1013 DILLINGER ROAD, HEWITT, MCLENNAN CO., TX

Note: This is not a certified title survey, but rather is an exhibit drawing for use in planning and design and not for use in conveyance of the property.

Survey completed	06-02-25
Scale:	1" = 30'
Job No.	250068
Surveyor	TLK #6119
Plot Date:	06-03-25

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

MINUTES

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

CALL TO ORDER

Members Present: Acting Chairman Rusty Smith, Drexel King, Jeff Lara, Brenda Turner

Members Absent: Douglas Bergen, Jim Winton

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Community Development Coordinator

Chairman Rusty Smith called the meeting to order at 6:06PM.

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.
Public Hearing opened at 6:07PM. Cory Smalley, Smalley Homes, spoke on request and stated that the concrete contractor set up the form 2.5 inches over the front set back line. Public Hearing closed at 6:08PM.

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.
The Board asked the City's opinion on the request. Tracy Lankford stated that the City recommends approval. A motion was made by Brenda Turner, seconded by Jeff Lara, to approve the variance request. All four in favor, variance request is approved.
3. BOA Meeting Minutes 02/17/2022
A motion was made by Brenda Turner, seconded by Drexel King, to approve the minutes as submitted, but allow for corrections. All four in favor, motion passed.

ADJOURNMENT

A motion was made by Drexel King, seconded by Brenda Turner to adjourn the meeting. All four in favor, meeting adjourned at 6:18PM.

Approved: _____

Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director