

# HEWITT TEXAS

## BOARD OF ADJUSTMENT MEETING

February 19, 2026, at 6:00 PM

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

### AGENDA

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**Members:** Jim Winton - Chairman, Douglas Bergen, Drexel King, Jeff Lara, Royce W. Smith, Brenda Turner, Vacant Seat

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 4, Block 15 Moonlight Park Addition Phase II, 959 Gallant Fox. The variance request is to the minimum side yard setback for the R-1 zoning district.

#### REGULAR AGENDA ITEMS

2. Consider approval of minutes for the July 17, 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 February 13, 2026, 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.

## Record Report for Subdivision Variance #SUBVAR-26-0001

### Form Submission

**Property Owner:**

Rafael Barba

959 gallant fox rd Hewitt TX 76643

Hewitt, TX 76643

baarpropertiesllc@gmail.com, (817) 917-7365 **Applicant**

**(if different from Property Owner):**

**Legal Description of Property:**

Moonlight Park PH 2 Lot 4 Block 15 Acres .2327

**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.: Please describe the interest in property:**

959 Gallant Fox Rd Hewitt, TX 76643

Warranty Deed

**Existing Building(s) on Property:**

Residential Home

**Total Square footage of all buildings on Property:**

2,300

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

Warranty Deed 2024044921

**Zoning Change From::**

R-1

**Zoning Change To::**

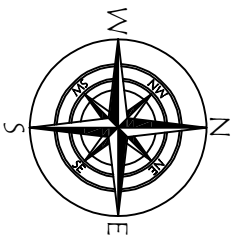
R-1

**Please describe the nature of the variance:**

We made an honest mistake and built approximately 3 feet into the right side setback. As a result, the Title Company and the buyer's Lender are requesting a Variance Letter in recordable format in order to move forward with the closing of the sale scheduled for this coming Tuesday.

**Please provide the proposed meeting date for this application to be considered:**

As soon as possible, we truly appreciate your help and attention to this matter. Buyer's are hoping to occupy the house by Tuesday, January 27, 2026



PROPERTY ADDRESS:  
959 GALLANT FOX RD  
HEWITT, TEXAS



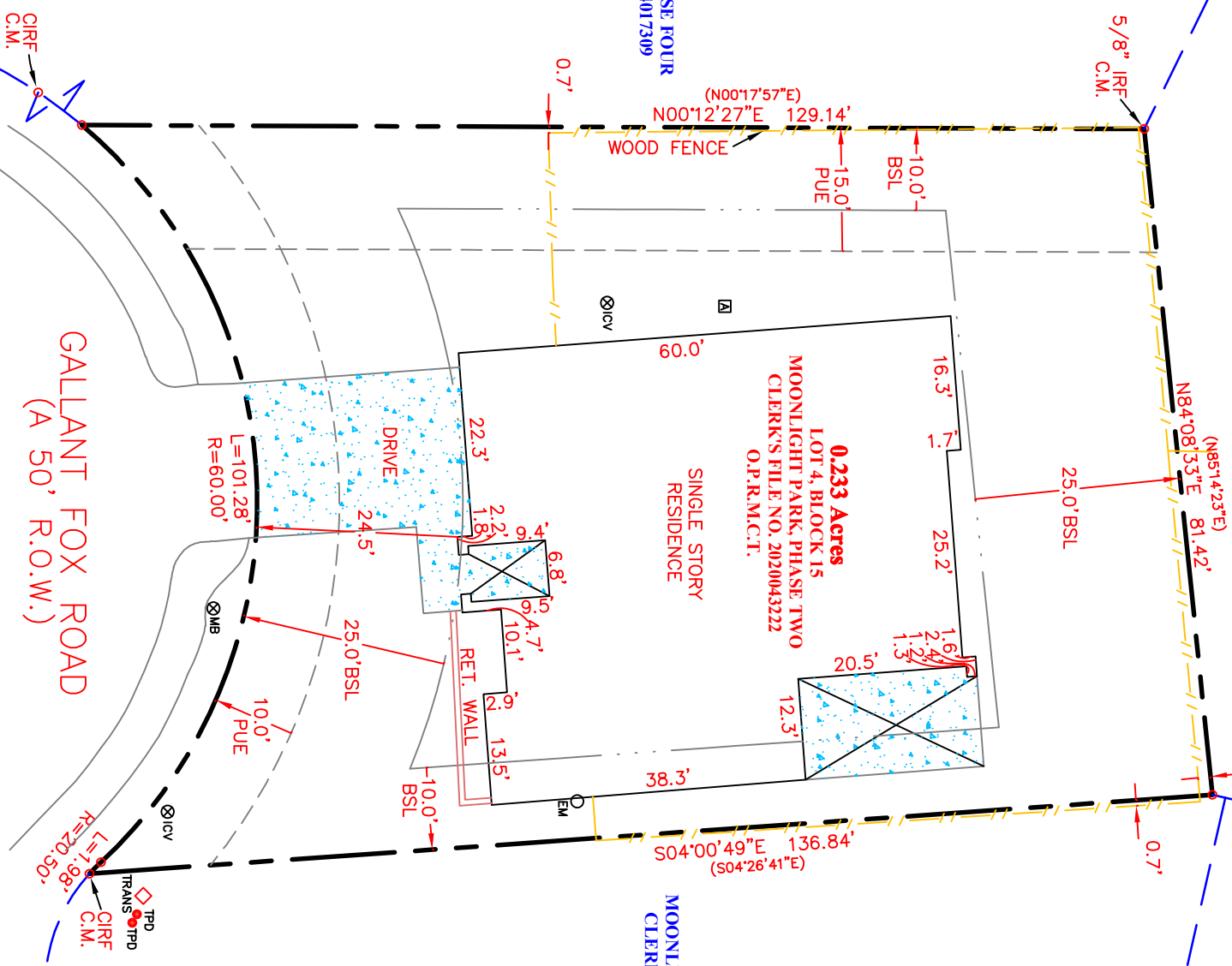
LOT 1, BLOCK 15  
MOONLIGHT PARK, PHASE TWO  
CLERK'S FILE NO. 2020043222  
O.P.R.M.C.T.

LOT 2, BLOCK 15  
MOONLIGHT PARK, PHASE TWO  
CLERK'S FILE NO. 2020043222  
O.P.R.M.C.T.

LOT A  
MOONLIGHT PARK, PHASE FOUR  
CLERK'S FILE NO. 2024017309  
O.P.R.M.C.T.

LOT 3, BLOCK 15  
MOONLIGHT PARK, PHASE TWO  
CLERK'S FILE NO. 2020043222  
O.P.R.M.C.T.

GALLANT FOX ROAD  
(A 50' R.O.W.)



LEGEND OF ABBREVIATIONS	
O.P.R.M.C.T.	Official Public Records of McLennan County, Texas
D.R.M.C.T.	Deed Records of McLennan County, Texas
BSL	Building Setback Line
PUE	Public Utility Easement
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
C.M.	Controlling Monument
TPD	Telephone Pedestal
TRANS	Electric Transformer

LEGEND OF SYMBOLS	
⊠	air conditioner
○	borehole
○	cable tv
EMO	electric meter
→	fence or handrail
FDG	fire dept. connection
FDH	fire hydrant
—	fire lane
—	guard rail
—	grease trap
⊙	bollard
⊠	grate inlet
⊠	gas meter
⊠	gas line
⊠	utility pole anchor
⊠	irrigation control valve
⊠	landscape or tree line
⊠	landscape electric box
⊠	landscape light
⊠	light pole
⊠	mailbox
⊠	overhead utility lines
⊠	power pole
⊠	sanitary sewer manhole
⊠	storm drain manhole
⊠	telephone manhole
⊠	traffic signal pole
⊠	utility clean out
⊠	utility vault
⊠	water valve
⊠	water meter
⊠	well

**SURVEYOR'S NOTES:**

- All bearings shown hereon are correlated to the Texas state plane coordinate system, Central Zone (4203), NAD83 (NA 2011).
- This survey was prepared with the benefit of a copy of a commitment for title insurance, prepared by Old Republic National Title Insurance Company, GF No. 256775, issued December 29, 2025.
- The survey performed on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.
- ( ) Denotes record data.

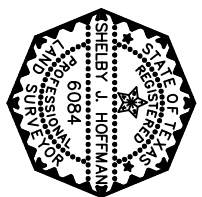
This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffmann, R.P.L.S. No. 6084, on January 14, 2026 and shows the significant visible improvements observed at the time of the survey.

\* Easements and right-of-way easements recorded in: (d) Vol. 279, Pg. 61, (e) Vol. 774, Pg. 457, (f) Vol. 829, Pg. 494, (g) Vol. 834, Pg. 419, (h) Vol. 1150, Pg. 716, (i) Vol. 1543, Pg. 677, (j) Vol. 1641, Pg. 95, D.R.M.C.T., Clerk's File No(s), (k) 2010029360, (l) 2010018617, (m) 2012008075, and (p) 2019006842, O.P.R.M.C.T., may affect the subject tract, however, this surveyor cannot determine the location thereof.



**PRESENCE OF UTILITIES WARNING**

811 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.



Shelby J. Hoffmann  
01/15/2026  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084



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Telephone: 817-487-8916, www.gsisurvey.com  
TBPELS Firm No. 10184400, SHELBY@GISURVEY.COM

Scale: 1"=20'  
Date: 01/15/2026  
DWG: 2026019 SURVEY-001  
Drawn: OF  
Checked: SJH  
Job: 2026-019

**SURVEY EXHIBIT SHOWING**  
LOT 4, IN BLOCK 15, OF MOONLIGHT PARK PHASE TWO, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED UNDER CLERK'S FILE NUMBER 2020043222, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS

# HEWITT TEXAS

## BOARD OF ADJUSTMENT MEETING

July 17, 2025, at 6:00 PM

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

## MINUTES

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

### CALL TO ORDER

Members Present: Jim Winton, Jeff Lara, Rusty Smith, Brenda Turner

Members Absent: Douglas Bergen, Drexel King

Staff Present: Tracy Lankford, Community Development Director

*Chairman Jim Winton called the meeting to order at 6:00PM.*

### 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.  
*Public Hearing opened 6:00PM. Cory Smalley from Smalley Homes Spoke for project. This request was due to concrete being set up and poured outside the setback lines. No one spoke against project.*
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.  
*Public Hearing opened 6:00PM. Cory Smalley from Smalley Homes Spoke for project. This request was due to concrete being set up and poured outside the setback lines. No one spoke against project. Public Hearing closed 6:04PM.*

### 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.  
*Jim Winton asked if this would keep happening as this is the third time for the same contractor. Contractor Cory Smalley ensured everything has been corrected and will be correct here on out. A motion was by Brenda Turner, seconded by Rusty Smith, to approve the variance request. All four in favor, variance request is approved.*

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.

*A motion was by Brenda Turner, seconded by Jeff Lara, to approve the variance request. All four in favor, variance request is approved.*

5. Consider approval of minutes for the June 19, 2025 regular Board of Adjustments Meeting.

*A motion was made by Rusty Smith, seconded by Jeff Lara, to approve the minutes as submitted, but allow for corrections. All four in favor, motion passed.*

## **ADJOURNMENT**

*Meeting is adjourned at 6:07pm.*

\_\_\_\_\_  
Chairman

Approved: \_\_\_\_\_

\_\_\_\_\_  
Brittney Cantu, Zoning Secretary