

HEWITT TEXAS

BOARD OF ADJUSTMENT MEETING

July 17, 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: 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.

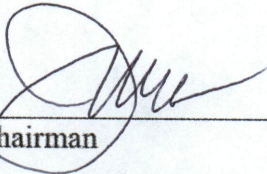
REGULAR AGENDA ITEMS

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.

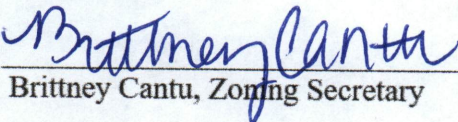
ADJOURNMENT

Meeting is adjourned at 6:07pm.



Chairman

Approved: 2/19/2026_____



Brittney Cantu, Zoning Secretary