

HEWITT TEXAS

NOTICE OF MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF HEWITT, TEXAS

Notice is given that a public meeting will be held before the Board of Adjustment of the City of Hewitt, on Thursday, October 16, 2014, at 7:00p.m. in the City Council Chambers at Hewitt City Hall, 105 Tampico, Hewitt, Texas at which time the following subject will be discussed:

1. Call Board of Adjustment Meeting to order
2. Consider approval of minutes for May 29, 2014 for the Board of Adjustment regular meeting
3. Consider a request for a variance by Catlin Dutschman of Catlin Dutschmann Homes, LLC, for the City of Hewitt Zoning Ordinance Section 6.101. R-1 District, for Lot 3, Block 3 Ellis Farm South, 116 Hollygrove, to the rear set back. The covered patio extends over the 25 foot rear set back line approximately 3 to 4 feet.
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall by 5:00pm on October 10, 2014.

City of Hewitt


Eva Marie Greenup, Zoning Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Zoning Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

Board of Adjustment – Agenda Item

Agenda Item #2

Item Description

Consider approval of minutes for May 29, 2014, for the Board of Adjustment regular meeting.

HEWITT TEXAS

Minutes of the Board of Adjustment May 29, 2014 – 7:00PM

Members present: Jim Winton, Douglas Bergen, Charles Howard, Bruce Dollens

Members absent: Bradley Turner, R. Don Vardeman

Staff present: Adam Miles, City Manager, Eva Marie Greenup, Zoning Secretary

Item #1. Call Board of Adjustment Meeting to order.

Item #2. Consider a request of a variance for the City of Hewitt Zoning Ordinance, 2.101.1 R-1-G Garden Home District, for Lot 4, Block 1 of Hollyn Addition, 113 Lost Maples Court, to the front set back. Adam Miles stated the City staff is in favor of granting the variance, no other concerns noted from other owners, staff is recommending approval. Doug Dutschmann, 150 FM 854, Valley Mills, TX 76689 was present to speak and answer any questions.. No public opposition. *A motion was made by Douglas Bergen and seconded by Charles Howard. All in favor, no opposition.*

Item #3. Adjourn. Meeting was adjourned at 7:07pm. *A motion was made by Charles Howard ad seconded by Bruce Dollens.*

Chair

Approved

Eva Marie Greenup, Zoning Secretary

Board of Adjustment – Agenda Item

Agenda Item #3

Item Description

Consider a request for a variance for the City of Hewitt Zoning Ordinance Section 6.101. R-1 District, for Lot 3, Block 3 Ellis Farm South, 116 Hollygrove, to the rear set back.

Item Summary

Catlin Dutschman of Catlin Dutschmann Homes, LLC., submitted an application for a variance for the City of Hewitt Zoning Ordinance Section 6.101. R-1 District, for Lot 3, Block 3 Ellis Farm South, 116 Hollygrove, to the rear set back. The covered patio extends over the 25 foot rear set back line approximately 3 to 4 feet.

HEWITT TEXAS

received 9/19/14
@ 11:30am
Eva Greenup
Ch# 1158-250⁰⁰

City of Hewitt Variance of Application Board of Adjustment

Legal Description of Property:

Lot 3 B1K 3 Ellis Farm South

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

116 Hollygrove Hewitt, TX 76643

Number of Lots 1 Number of Acres _____

Flood Zone: _____ Zoning Classification: _____

Existing Building(s) on Property: _____

Total sq. ft. of all buildings on property: _____

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

Covered patio extends over the 25' setback line
in back approx 3'-4'

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

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):

The rezoning application must be completed along with the following required 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 1 copy of survey and 1 copy of building plans, if applicable.
3. For a sign variance, submit drawing of proposed sign along with the proposed location of sign.
4. Non-refundable application fee (see fee schedule).
5. 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).

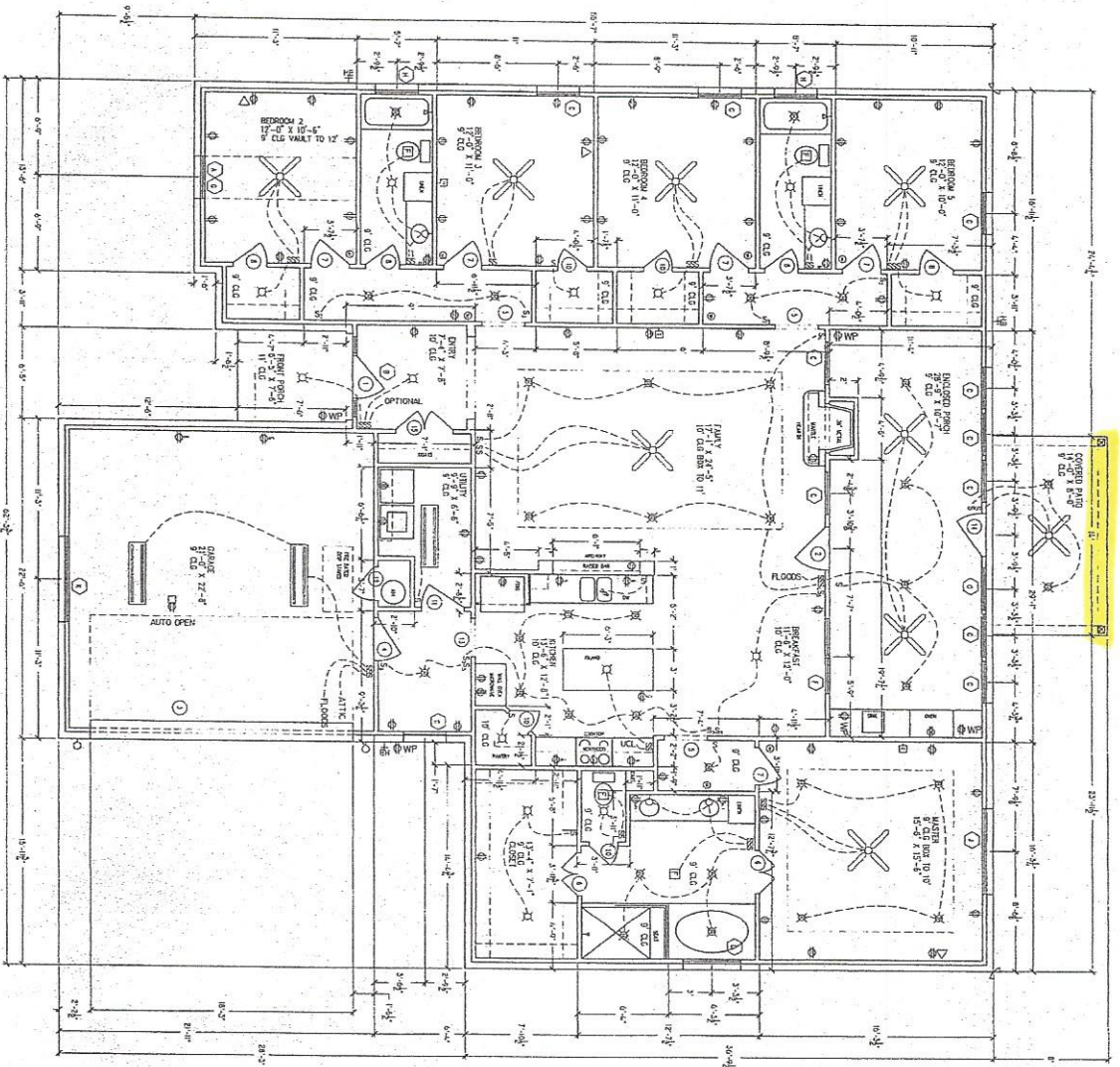
I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Board of Adjustment hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be 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 of the Board of Adjustment hearing 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: Catlin Dutschmann Homes LLC Phone No. 254 644-8094
Mailing Address: P.O. Box 1000 City: Valley Mills State: TX
Email Address: _____
Signature of Property Owner: [Signature] Date: 9/19/14

Name of Applicant/Representative _____ Phone No. _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____
Signature of Applicant/Representative: _____ Date: _____



SYMBOLS

100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W
100% R/W	200 R/W	300 R/W	400 R/W	500 R/W	600 R/W	700 R/W	800 R/W	900 R/W	1000 R/W

WINDOW SCHEDULE

NO.	DESCRIPTION	TYPE	UNIT	QTY
1	12" x 16" DOUBLE HUNG	1	1	1
2	12" x 16" DOUBLE HUNG	1	1	1
3	12" x 16" DOUBLE HUNG	1	1	1
4	12" x 16" DOUBLE HUNG	1	1	1
5	12" x 16" DOUBLE HUNG	1	1	1
6	12" x 16" DOUBLE HUNG	1	1	1
7	12" x 16" DOUBLE HUNG	1	1	1
8	12" x 16" DOUBLE HUNG	1	1	1
9	12" x 16" DOUBLE HUNG	1	1	1
10	12" x 16" DOUBLE HUNG	1	1	1
11	12" x 16" DOUBLE HUNG	1	1	1
12	12" x 16" DOUBLE HUNG	1	1	1
13	12" x 16" DOUBLE HUNG	1	1	1
14	12" x 16" DOUBLE HUNG	1	1	1
15	12" x 16" DOUBLE HUNG	1	1	1
16	12" x 16" DOUBLE HUNG	1	1	1
17	12" x 16" DOUBLE HUNG	1	1	1
18	12" x 16" DOUBLE HUNG	1	1	1
19	12" x 16" DOUBLE HUNG	1	1	1
20	12" x 16" DOUBLE HUNG	1	1	1

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	UNIT	QTY
1	12" x 16" DOUBLE HUNG	1	1	1
2	12" x 16" DOUBLE HUNG	1	1	1
3	12" x 16" DOUBLE HUNG	1	1	1
4	12" x 16" DOUBLE HUNG	1	1	1
5	12" x 16" DOUBLE HUNG	1	1	1
6	12" x 16" DOUBLE HUNG	1	1	1
7	12" x 16" DOUBLE HUNG	1	1	1
8	12" x 16" DOUBLE HUNG	1	1	1
9	12" x 16" DOUBLE HUNG	1	1	1
10	12" x 16" DOUBLE HUNG	1	1	1
11	12" x 16" DOUBLE HUNG	1	1	1
12	12" x 16" DOUBLE HUNG	1	1	1
13	12" x 16" DOUBLE HUNG	1	1	1
14	12" x 16" DOUBLE HUNG	1	1	1
15	12" x 16" DOUBLE HUNG	1	1	1
16	12" x 16" DOUBLE HUNG	1	1	1
17	12" x 16" DOUBLE HUNG	1	1	1
18	12" x 16" DOUBLE HUNG	1	1	1
19	12" x 16" DOUBLE HUNG	1	1	1
20	12" x 16" DOUBLE HUNG	1	1	1

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF CHICAGO BUILDING CODES AND ORDINANCES.
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19. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF CHICAGO BUILDING CODES AND ORDINANCES.
20. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF CHICAGO BUILDING CODES AND ORDINANCES.

FLOOR PLAN

0 2 4
SCALE 1/4" = 1'-0"

Hewitt, Texas, Code of Ordinances >> PART II - CODE OF ORDINANCES >> **APPENDIX A - ZONING** >>
PART 16. TABLES >>

PART 16. TABLES

TABLE I

		R-1	R-2	R-3	R-4	R-5	MH	C-1	C-2	C-O	M	Comments
Max. height	Feet	35	35	35	35	35	§ 2.107	45	50	50	70	
	Stories	2	2	2	2	2	§ 2.107	—	—	—	—	
Side yard	Interior	5' Minimum one side with 20' separation between main buildings						15	—	10	—	Also see §§ 6.101 & 6.102
Corner lot, street side		15	15	15	15	15		15	—	10	—	Also see §§ 6.101 & 6.102
Rear yard		25	25	25	25	25		25	—	—	—	Also see §§ 6.101 & 6.102
Front yard		25	25	25	25	25		25	25	25	None	Also see §§ 6.101 & 6.102
Lot area (sq. ft.)		8,800	12,000	6 units per acre	14 units per acre	14 units per acre		6,000	—	—	—	
Building size (sq. ft.)	1 bdrm	900	900	650	650	900						
	2 bdrm	1,100	1,100	800	800	1,100		—	—	—	—	
	3 bdrm	1325	1325	1000	1000	1325						
Min. lot width (ft.)	After 4/7/80	80	100	§ 7.101C	§ 7.101D	§ 7.101E		60	§ 7.101G	§ 7.101G	§ 7.101G	
	Before 4/7/80	60	—	§ 7.101C	§ 7.101D	§ 7.101E	—	—	§ 7.101G	§ 7.101G	§ 7.101G	
Min. lot depth (ft.)		110	120	—	—	—	—	100	§ 7.101G	§ 7.101G	§ 7.101G	
Max. lot coverage		40%	40%	50%	50%	50%		50%	§ 7.101G	§ 7.101G	§ 7.101G	
Percent masonry		—	—	—	—	—	—	§ 2.108B5	§ 2.109B6	§ 2.110	None	

This chart is not part of the zoning ordinance. Refer to the full text for complete requirements.

(Ord. No. 11-15-99, 11-15-99)

Section 6.101. [General provisions enumerated.]

- A. *R-1, R-2, R-3, R-4 and R-5 districts.*
1. Dwellings shall have:
 - (a) Minimum front yard of 25 feet measured from the property line.
 - (b) Minimum side yard of five feet with a minimum separation between main buildings to be not less than 20 feet. On a corner lot there shall be a yard along the side street of not less than 15 feet.
 - (c) Minimum rear yard of at least 25 feet.
 2. Churches, public buildings and institutions shall provide front and rear yards of a minimum of 50 feet and side yards of a minimum of 25 feet.
- B. *C-1, C-2, C-O and M districts.*
1. Except as provided in sections 6.102 and 6.103, no structure or use in the C-1 district shall be erected, altered or maintained unless the following yards are provided:
For all permitted uses: A front yard of not less than 25 feet; two side yards of not less than 15 feet each; and a rear yard of not less than 25 feet.
 2. Except as provided in sections 6.102 and 6.103, no structure or use in the C-2 district shall be erected, altered or maintained unless the following yards are provided:
For all permitted uses: A front yard of not less than 25 feet; no side or rear yard minimums shall be required.
 3. Except as provided in sections 6.102 and 6.103, no structure or use in the C-O district shall be erected, altered or maintained unless the following yards are provided:
For all permitted uses: A front yard of not less than 25 feet; two side yards of not less than ten feet each; no rear yard minimums shall be required.
 4. Except as provided in sections 6.102 and 6.103, there shall be no minimum yard requirements in the M district, except that where a lot abuts a lot in an R district, the side or rear yard required in that R district must be provided along the boundary line.
- C. [*Corner lot visibility.*] On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of 2½ feet and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 20 feet from the point of the intersection.
- D. [*Interior lot visibility.*] On an interior lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision or in any way create a traffic hazard to motorists entering or existing any public highway, street, alley, or private street or driveway from or to adjacent private property.

(Ord. No. 11-15-99, 11-15-99)

PROPERTY OWNERS WITHIN 200 FEET OF 116 HOLLYGROVE, HEWITT TEXAS 76643

MR RONNIE MCNIEL
1409 RIGEVUE DRIVE
HEWITT TX 76643

MR STEVE PATRICK
POST OFFICE BOX 21102
WACO TX 76702

JEV PROPERTIES LP
POST OFFICE BOX 1241
HEWITT TX 76643

MR RONNIE LAIRD
1002 IVY ANN DRIVE
WOODWAY TX 76712

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
50 E NORTH TEMPLE STREET
SALT LAKE CITY, UT 84150-9700

MR DELBERT E MIERHANS
3065 CLYDESDALE WAY
ROBINSON TX 76706

HOLLYN VALLEY LLC
5015 FORT AVENUE
WACO TX 76710

MR JEREMY KOSIER
POST OFFICE 2303
HEWITT TX 76643

MR RUSS DAVIS
10009 SHAWNEE TRAIL
WACO TX 76712

STEVE P AND RHONDA S KEIFF
104 HOLLYGROVE DRIVE
HEWITT TX 76643

MR LUKE MORTON
3825 W WACO DRIVE
WACO TX 76710

MR MITCHELL JANTZ
330 STEVENS LANE
MCGREGOR TX 76657

MR IGNACIO RUIZ JR
5210 BAGBY AVENUE
WACO TX 76711

WWMS ASSOCIATES LTD.
360 HILLSIDE DRIVE
ROBINSON TX 76706

Board of Adjustment – Agenda Item

Agenda Item #4

Item Description

Adjourn.