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, December 18, 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 October 16, 2014 for the Board of Adjustment regular meeting

3. Consider a request for a variance by Stephanie Schwab and Carlos Lopes, for the City of Hewitt Zoning Ordinance Section 6.101. R-1 District, for Lot 2, Block 4 Ellis Farm South Addition Phase 1, 120 Claudette, to be discussed, is the North-northwest facing side encroaches the 25' setback line by 0.5' and Southwest facing side encroaches the 15' setback line by 0.3'.

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 before 5:00p.m. on December 12, 2014.

City of Hewitt

Eva Marie Greenup

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 October 16, 2014, for the Board of Adjustment regular meeting.

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Minutes of the Board of Adjustment
October 16, 2014 – 7:00PM

Members present:	Jim Winton, Douglas Bergen, Bradley Turner, L. Bruce Dollens. Quorum was present.
Members absent:	Charles Howard, R. Don Vardeman
Staff present:	Adam Miles, City Manager, Eva Marie Greenup, Secretary

Item #1 Jim Winton called the meeting to order at 7:29 p.m.

Item #2. **Consider approval of minutes for May 29, 2014 for the Board of Adjustment regular meeting**. ***A motion was made by Douglas Bergen and seconded by Bradley Turner to accept the minutes. All in favor, no opposition, motion passed.***

Item #3. **Consider a request for a variance by Catlin Dutschmann 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.** Adam Miles stated the City staff is in favor of granting the Variance and recommending approval. Catlin Dutschmann, Post Office Box 1000, Valley Mills, Texas 76689, with Catlin Dutschmann Homes was present to present his request for a variance and answer any questions. James Vidrine, Post Office Box 1241, Hewitt Texas76643 and Steve Patrick, Post Office Box 21102, Waco Texas 76702 were present with no opposition. A motion was made to accept the variance, but to restrict it to the way it is now. If the patio is to be enclosed in the future, the homeowners will have to come back before the Board of Adjustment and address it then. ***A motion was made by Bradley Turner to accept the variance with exception and seconded by Bruce Dollens. All in favor, no opposition, motion passed.***

Item #4. Adjourn. ***Meeting was adjourned at 08:01 p.m. A motion was made by Bruce Dollens and seconded by Douglas Bergen.***

_____ _____

Chair Date Approved

_____

Eva Marie Greenup, Zoning Secretary

Board of Adjustment – Agenda Item

Agenda Item #3

Item Description

Consider a request for a variance by Stephanie Schwab and Carlos Lopes, for the City of Hewitt Zoning Ordinance Section 6.101. R-1 District, for Lot 2, Block 4 Ellis Farm South Addition Phase 1, 120 Claudette, to be discussed, is the North-northwest facing side encroaches the 25' setback line by 0.5' and Southwest facing side encroaches the 15' setback line by 0.3'.

received 11/07/14 11:30a
Eva Greenup

HEWITT
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City of Hewitt
Variance of Application
Board of Adjustment

Legal Description of Property:
Lot 2, Block 4, Ellis Farms South Addition Phase 1

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.
120 Claudette, Hewitt, TX 76643

Number of Lots 1 Number of Acres 0.23

Flood Zone: No Zoning Classification: R-1

Existing Building(s) on Property: 1
Total sq. ft. of all buildings on property: 2978

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)
1.) North-northwest facing side encroaches the 25' setback line by 0.5'
2.) Southwest facing side encroaches the 15' setback line by 0.3'

Indicate the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested.
Hewitt, Texas, Code of Ordinances/Part II/Appendix A/Part 6/Section 6.101

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):
December 18, 2014

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.
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 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.

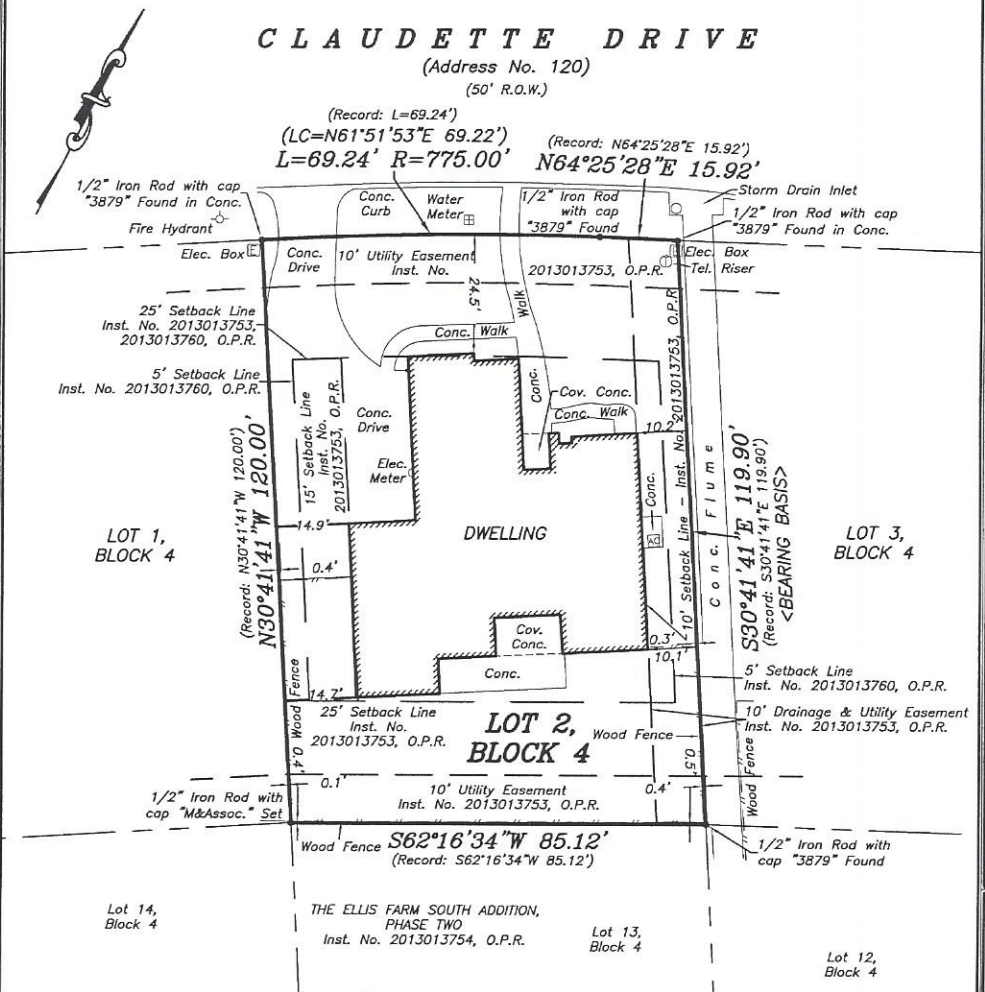
I understand that in the event the undersigned is not present or represented at the public hearing, the Board of Adjustment shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Board of Adjustment and the 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: Stephanie Schwab + Carlos Lopes Phone No. 210-240-6632
Mailing Address: 120 Claudette City: Hewitt State: TX
Email Address: tycho40@gmail.com
Signature of Property Owner: Stephanie Schwab Carlos Lopes Date: 11/7/14

Name of Applicant/Representative Stephanie Schwab + Carlos Lopes Phone No. 210-240-6632
Mailing Address: 120 Claudette City: Hewitt State: TX
Email Address: tycho40@gmail.com
Signature of Applicant/Representative: Stephanie Schwab Carlos Lopes Date: 11/7/14

LOT 2, BLOCK 4, of the ELLIS FARM SOUTH ADDITION, PHASE ONE, to the City of Hewitt, McLennan County, Texas, according to plat of record in Instrument Number 2013013753, of the Official Public Records of McLennan County, Texas.



M.C.D.R.– McLennan County Deed Records.
O.P.R.– Official Public Records of McLennan County, Texas.

Home Abstract & Title Company – G.F. No. 20141916 – Effective Date: October 6, 2014.

Restrictions recorded in (Inst. No.) 2013013760, O.P.R.

The following easements do not appear to affect this tract per (Vol./Pg.) To State of Texas – 856/168, 715/364, M,.C.D.R.; To Texas Power & Light Company – 590/540, 1662/260, M.C.D.R.; To City of Hewitt – 609/437, 609/434, O.P.R.

Only those easements / restrictions shown on the record plat and/or listed in the referenced title commitment are shown hereon.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: National Bank of Kansas City ISAOA and its assigns, Home Abstract & Title Company, and Carlos Lopes and Stephanie Schwab.

ALL RIGHTS RESERVED BY: MITCHELL & ASSOC., INC. 2014

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 23 day of October, 2014.

Robert E. Mitchell, RPLS, NO. 5801

RED SEAL

STATE OF TEXAS REGISTERED ROBERT E. MITCHELL 5801 PROFESSIONAL LAND SURVEYOR

SURVEYED: 10/21/2014

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
6801 Sanger Ave., Suite 115 Waco, Texas 76710 (254) 776-5151
T.B.P.L.S. FIRM REGISTRATION NO. 10104400

SCALE 0 30 60

TAX I.D. NO: 367720

REQUESTED BY: Home Abstract & Title Company

1 OF 5

WORK ORDER NO: 14-10-7807M DIGITAL FILE: 14-10-7807M.DWG DRAWN BY: JESU FIELD SERVICES: C. White

Z:\2014 Projects\14-10-7807 Claudette \dwg\14-10-7807.dwg

Board of Adjustment – Agenda Item

Agenda Item #4

Item Description

Adjourn.

PROPERTY OWNERS WITHIN 200 FEET OF 120 CLAUDETTE, HEWITT TEXAS 76643

MR RONNIE MCNIEL
1409 RIGEVIEW DRIVE
HEWITT TX 76643

MR RONNIE LAIRD
1002 IVY ANN DRIVE
WOODWAY TX 76712

MR JEREMY KOSIER
POST OFFICE 2303
HEWITT TX 76643

MR RUSS DAVIS
10009 SHAWNEE TRAIL
WACO TX 76712

MR LUKE MORTON
3825 W WACO DRIVE
WACO TX 76710

MR IGNACIO RUIZ JR
5210 BAGBY AVENUE
WACO TX 76711

WWMS ASSOCIATES LTD.
360 HILLSIDE DRIVE
ROBINSON TX 76706

MR STEVE PATRICK
POST OFFICE BOX 21102
WACO TX 76702

DOUG DUTSCHMANN
POST OFFICE BOX 1000
VALLEY MILLS TX 76689

CATLIN DUTSCHMANN
POST OFFICE BOX 1000
VALLEY MILLS TX 76689