

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 **Monday, February 8, 2016, at 7:00pm** 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 June 30, 2015 for the Board of Adjustment regular meeting.
3. Consider a request of a variance by Anthony Tomchesson, Barnett Contracting, representing Richard S. Clark, for Park Place II Phase V and Phase VI. The variance request is to change the distance between the buildings 20 feet to 10 feet. With the change of the subdivision layout to add the roadway connection to Phase VI the lots will require this modification.
4. Consider a request for a variance by Anthony Tomchesson, Barnett Contracting, representing Robnett Enterprises, Inc., for Collier Addition, Lot 6, Block 4 to change the standard rear setback line location from 20 feet to 10 feet.
5. 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 5pm on January 22, 2016.

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.

HEWITT TEXAS

BOARD OF ADJUSTMENT MEETING AGENDA

February 8, 2016

7:00 PM

CITY HALL, 105 TAMPICO DRIVE

HEWITT, TX 76643

BOARD OF ADJUSTMENT MEMBERS

Jim Winton, Chairperson

Douglas Bergen

Charles Howard

R. Don Vardeman

Brad T. Turner

CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Director of Community Services

Eva Greenup, Zoning Secretary

APPLICATION REVIEW
BOA-2016-1

CASE #: BOA-2016-1

NOTICES: 5 mailed; returned,

HEARING DATE: February 8, 2016

PROPERTY ADDRESS: Park Place II Addition Phase V& VI

LEGAL DESCRIPTION: O'Campo C Acres 8.23

APPLICANT: Anthony Tomchesson, Barnett Contracting Inc. representing Richard S. Clark

MAILING ADDRESS: 7703 Bagby, Waco, Texas 76712

VARIANCE REQUEST:

Applicant has requested a variance from the required 10' foot side yard setback to a 5' foot side yard setback.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as a large area of duplex residential mixed with single-family and garden home uses. The majority of the surrounding properties are vacant or residential based. This property borders Ritchie Road on the west, Duplexes on the East, Vacant property to the North and Garden homes to the South.

STAFF RECOMMENDATION

Staff recommends **approval** of the Variance as requested based on the following findings:

- 1) A portion of the property in this request is located in a zoning district that already has an allowance for higher densities.
- 2) The public infrastructure is adequate to provide for the additional structures that this request will provide.
- 3) The property is located on a local street.
- 4) The proposed change will not impact adjacent residential areas in a negative manner, and the

- proposed change will be compatible with, and/or enhance adjacent residential areas;
- 5) The uses adjacent to the proposed use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility;
 - 6) The proposed change will do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth.

ENGINEERING DEPARTMENT REVIEW

See attached letter

INSPECTION DEPARTMENT REVIEW

Comments

The property will need to be platted prior to obtaining building permits.

FEBRUARY 5, 2016

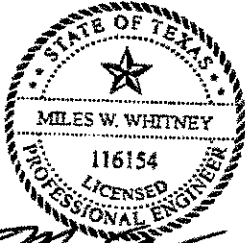
TO: BOARD OF ADJUSTMENTS
C/O: TRACY LANKFORD / EVA MARIE GREENUP
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT, TEXAS
PARK PLACE II PHASE V AND VI; VARIANCE REQUEST

BOARD,

IN REGARDS TO THE VARIANCE REQUEST FOR THE ABOVE MENTIONED DEVELOPMENT; I HAVE REVIEWED THE SUBMISSION AND DO NOT SEE ANY ISSUE WITH THE PROPOSAL, THAT WOULD CAUSE HARM TO THE SAFETY AND WELLBEING OF THE PUBLIC IF THE BOARD WISHES TO APPROVE THE REQUESTED VARIANCE.

SINGERELY,



Miles W. Whitney P.E.
MILES W. WHITNEY, P.E.

SUPPORTING DOCUMENTS



November 6, 2015

City of Hewitt
City Planners
Hewitt, Texas

RE: Variance Requests – Park Place II Ph. V & Ph. VI

Dear Planners:

This variance request is to change the distance between the buildings from 20 feet to 10 feet. With the change of the subdivision layout to add the roadway connection to Phase VI the lots will require this modification. The adjacent Garden home zoned project has this 10 ft building separation. We feel that this minor change will not adversely affect the project. The addition of the roadway connection will help the overall flow of traffic and give more utility connections to help the city manage water services if they need to work on parts of the system. I have attached a drawing which illustrates the existing subdivision layout and the proposed layout.

Please give this consideration and if you have any questions or concerns feel free to call.

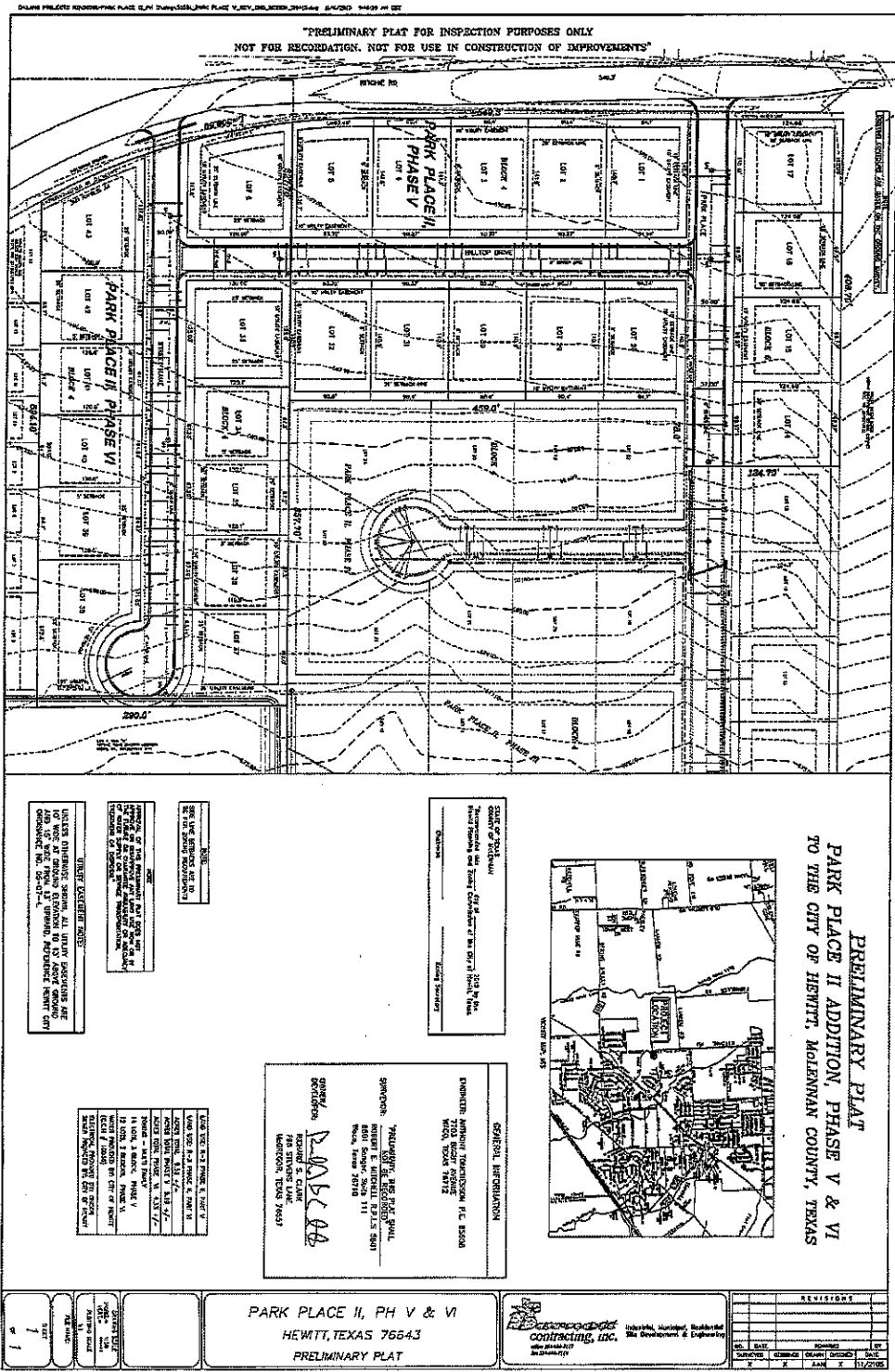
Sincerely,

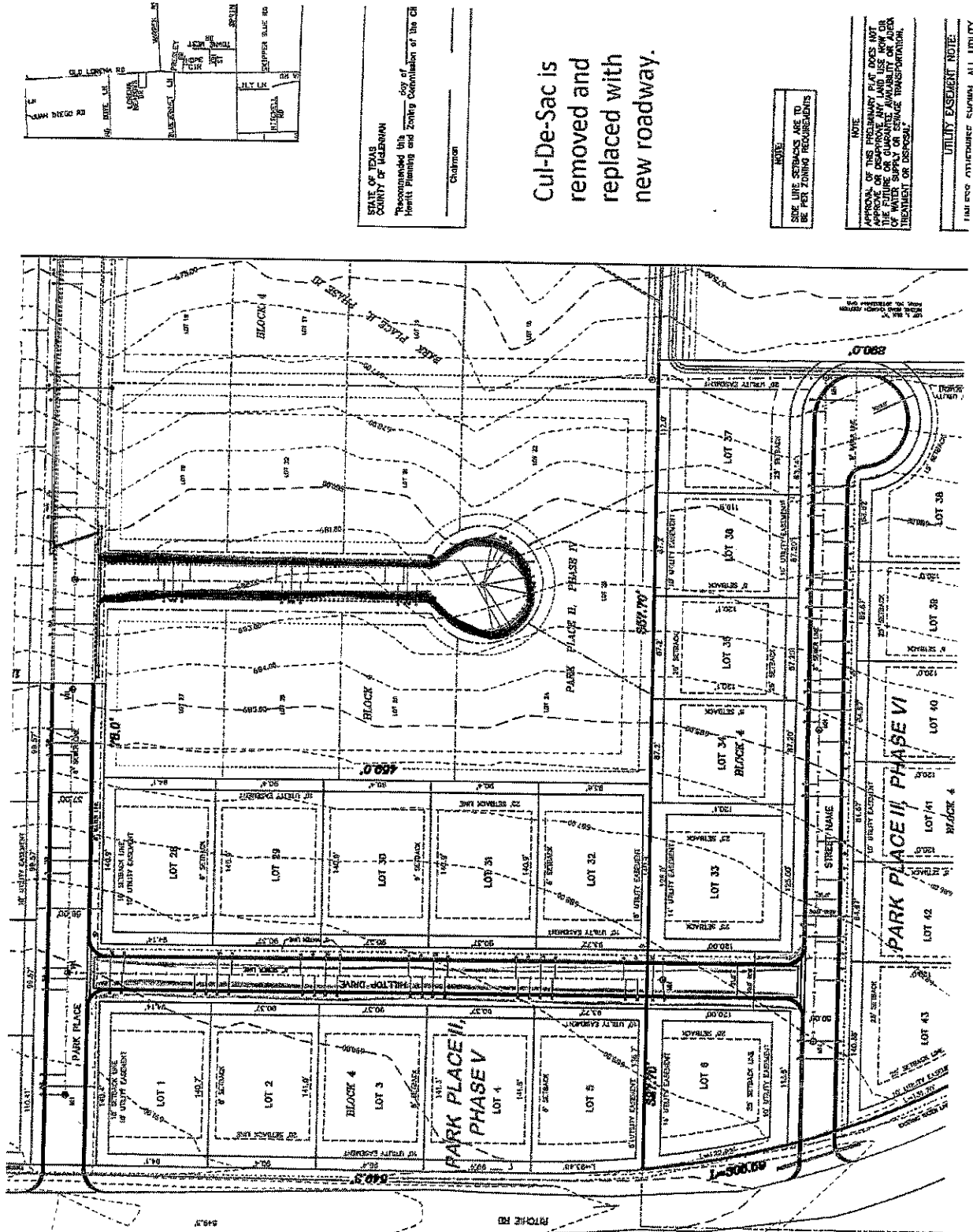


Anthony Tomchesson, P.E.



7703 Bagby ■ Waco, TX 76712-6924 ■ (254) 666-7117 ■ Fax (254) 666-7119





PROPERTY OWNERS LIST

Applicant: Anthony Tomchesson, Barnett Contracting Inc.

Owner: Richard S. Clark

APPLICATION REVIEW
BOA-2016-2

CASE #: BOA-2016-2

NOTICES: 11 mailed; 0 returned,

HEARING DATE: February 8, 2016

PROPERTY ADDRESS: Lot 4 Block 2

LEGAL DESCRIPTION: Collier Addition, Part Three

APPLICANT: Anthony Tomchesson, Barnett Contracting Inc. representing Robnett Enterprises, Inc

MAILING ADDRESS: 7703 Bagby, Waco, Texas 76712

VARIANCE REQUEST:

Applicant has requested a variance from the required 20' foot rear yard setback to a 10' foot rear yard setback.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of residential. The majority of the surrounding properties are vacant or residential based. This property borders streets to the South and East and residential properties to the North and West.

STAFF RECOMMENDATION

Staff recommends **approval** of the Variance as requested based on the following findings:

- 1) This lot is irregular in shape and the request is not detrimental to the nature of the ordinance.
- 2) The property is located on a local street.
- 3) The proposed change will not impact adjacent residential areas in a negative manner, and the proposed change will be compatible with, and/or enhance adjacent residential areas;
- 4) The proposed change will do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth.

ENGINEERING DEPARTMENT REVIEW

See attached letter

INSPECTION DEPARTMENT REVIEW

Comments

The property will need to be platted prior to obtaining building permits.

FEBRUARY 5, 2016

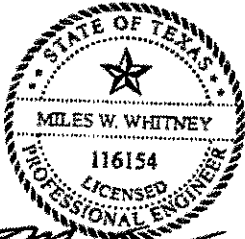
TO: BOARD OF ADJUSTMENTS
C/O: TRACY LANKFORD / EVA MARIE GREENUP
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT, TEXAS
DOLLIER ADDITION - LOT 4, BLK2; VARIANCE REQUEST

BOARD,

IN REGARDS TO THE VARIANCE REQUEST FOR THE ABOVE MENTIONED
DEVELOPMENT; I HAVE REVIEWED THE SUBMISSION AND DO NOT SEE ANY ISSUE WITH
THE PROPOSAL, THAT WOULD CAUSE HARM TO THE SAFETY AND WELLBEING OF THE
PUBLIC IF THE BOARD WISHES TO APPROVE THE REQUESTED VARIANCE.

SINCERELY,



Miles W. Whitney P.E.
MILES W. WHITNEY, P.E.

SUPPORTING DOCUMENTS



January 14, 2016

City of Hewitt
City Planners
Hewitt, Texas

RE: Variance Requests – Collier Addition – Lot 4, Blk 2

Dear Planners:

This letter is to request a variance on the above referenced subdivision. This request is a change the standard rear setback line location from 20 feet to 10 feet for this one lot. I have attached a drawing which illustrates the existing and the requested change. This lot is one of those odd shaped lots that sometimes require a little variance. This change will help the builder meet the required living square footage for the new house.

Please give this consideration and if you have any questions or concerns feel free to call.

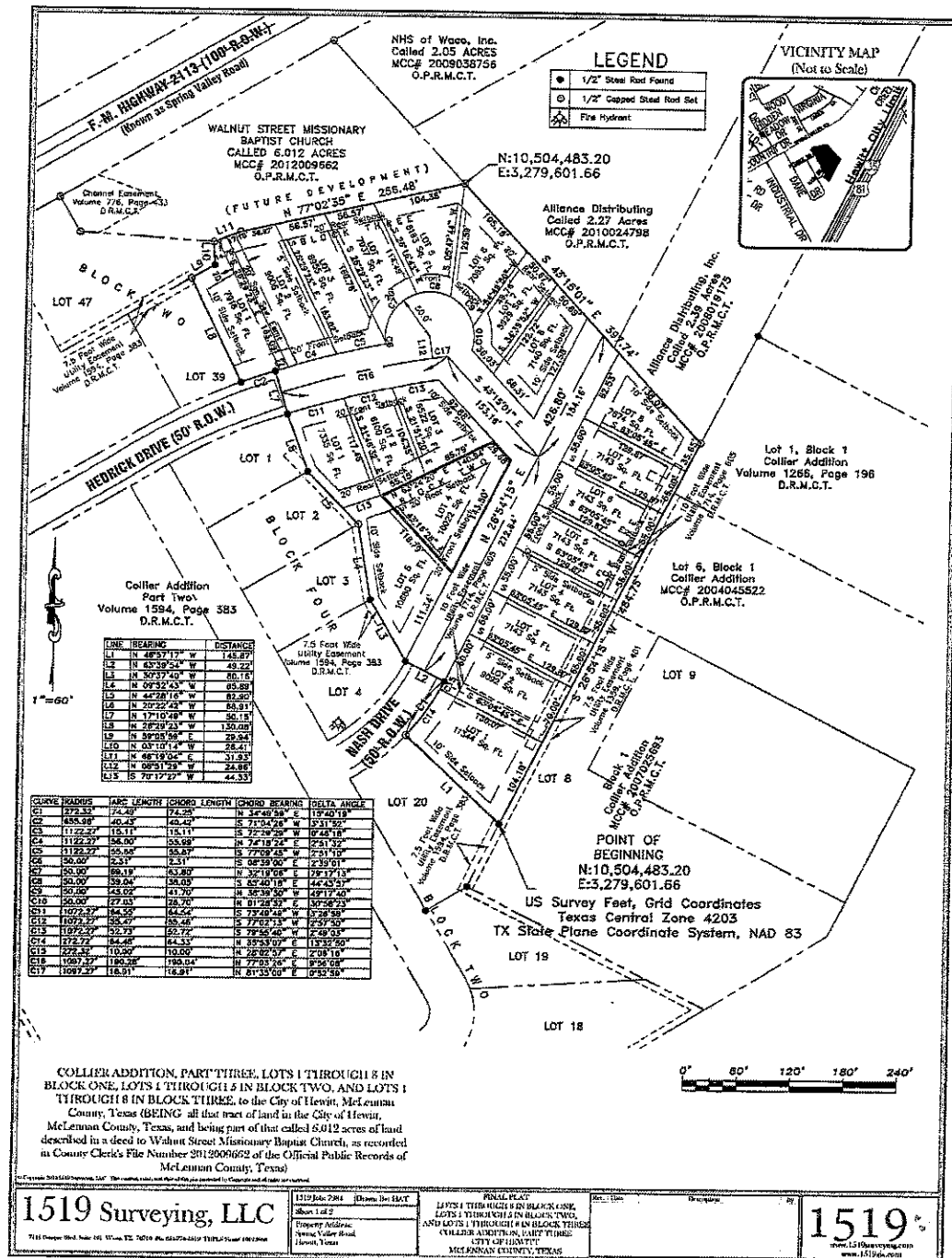
Sincerely,

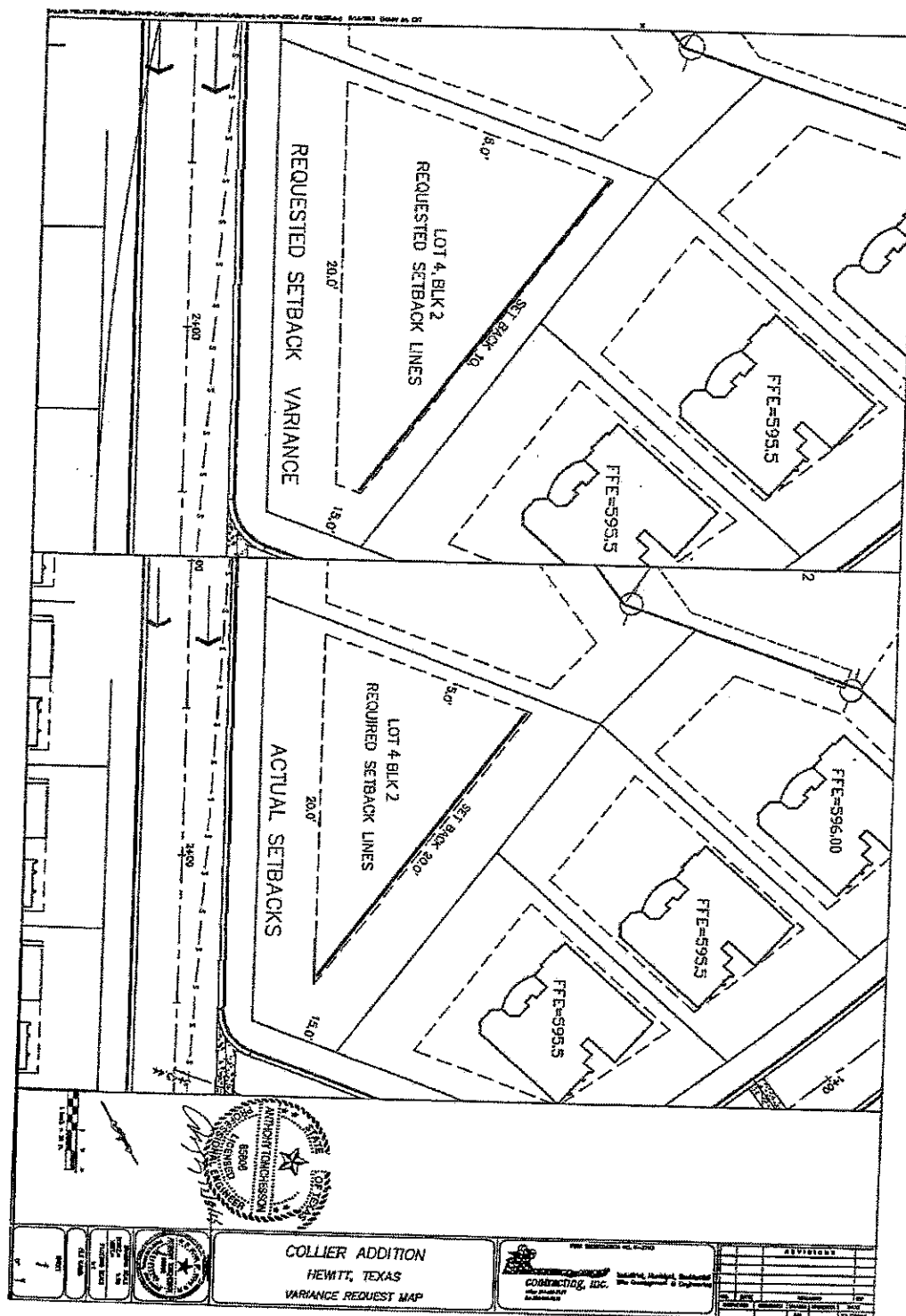

Anthony Tomchesson, P.E.



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Plat showing lot in question. (outlined in red)





PROPERTY OWNERS LIST

Applicant: Anthony Tomchesson, Barnett Contracting Inc.

Owner: Robnett Enterprises, Inc.