

# 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, July 21, 2016, at 6:00pm in the City Council Chambers at Hewitt City Hall, 200 Patriot Circle, Hewitt, Texas at which time the following subjects will be discussed:

1. Call Board of Adjustment Meeting to order
2. Consider approval of minutes for February 8, 2016 for the Board of Adjustment regular meeting
3. Consider a request for a variance, by Jesse Blackwell, Blackhill Restoration, to the City of Hewitt Ordinance, Section 2.104. R-4 multiple-family residential high density(district). To be discussed is the current ordinance which states garages, either attached or detached, are required for 50 percent of the living units. All garages and covered parking shall be of similar and conforming architectural design and materials as the main multi-family structures. What is being requested is a variance to this requirement.
4. Consider a request for a variance, by Jesse Blackwell, Blackhill Restoration, to the City of Hewitt Ordinance, 1.304(B) Other construction requirements. To be discussed is the current ordinance which requires a minimum of 80 percent of each exterior wall of the structures, excluding door and windows, with a masonry veneer. What is being requested is a variance to the 80 percent brick requirement in the R-4 zoning district.
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 City Hall before 5pm on July 15, 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

Jim Winton – Chairman

Douglas Bergen

R. Don Vardeman

Charles Howard

Brad T. Turner

## CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Director of Community Services

Eva Marie Greenup, Zoning Secretary

# HEWITT TEXAS

## Minutes of the Board of Adjustment Commission February 8, 2016

**Members present:** Jim Winton, Bradley Turner, Doug Bergen, R. Don Vardeman

**Members absent:** Charles Howard

**Staff present:** Tracy Lankford, Director Community Services, Eva Marie Greenup,  
Zoning Secretary

**Item #1:** **Call Board of Adjustment Meeting to Order.** Meeting was called to order at 7:00PM.

**Item #2:** **Consider approval of minutes for June 30, 2015 for the Board of Adjustment regular meeting.** A motion was made by Doug Bergen to accept but allow for corrections and seconded by R. Don Vardeman. No corrections noted; all four in favor, motion passed. Minutes Dated June 30, 2015 stand approved.

**Item #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.** Anthony "Tony" Tomchesson, Post Office Box 598, Valley Mills, Texas was present to answer any questions and represent Richard S. Clark. No public attendance. Motion was made by Bradley Turner to accept the variance and seconded by R. Don Vardeman. All four in favor, motion passed, no opposition.

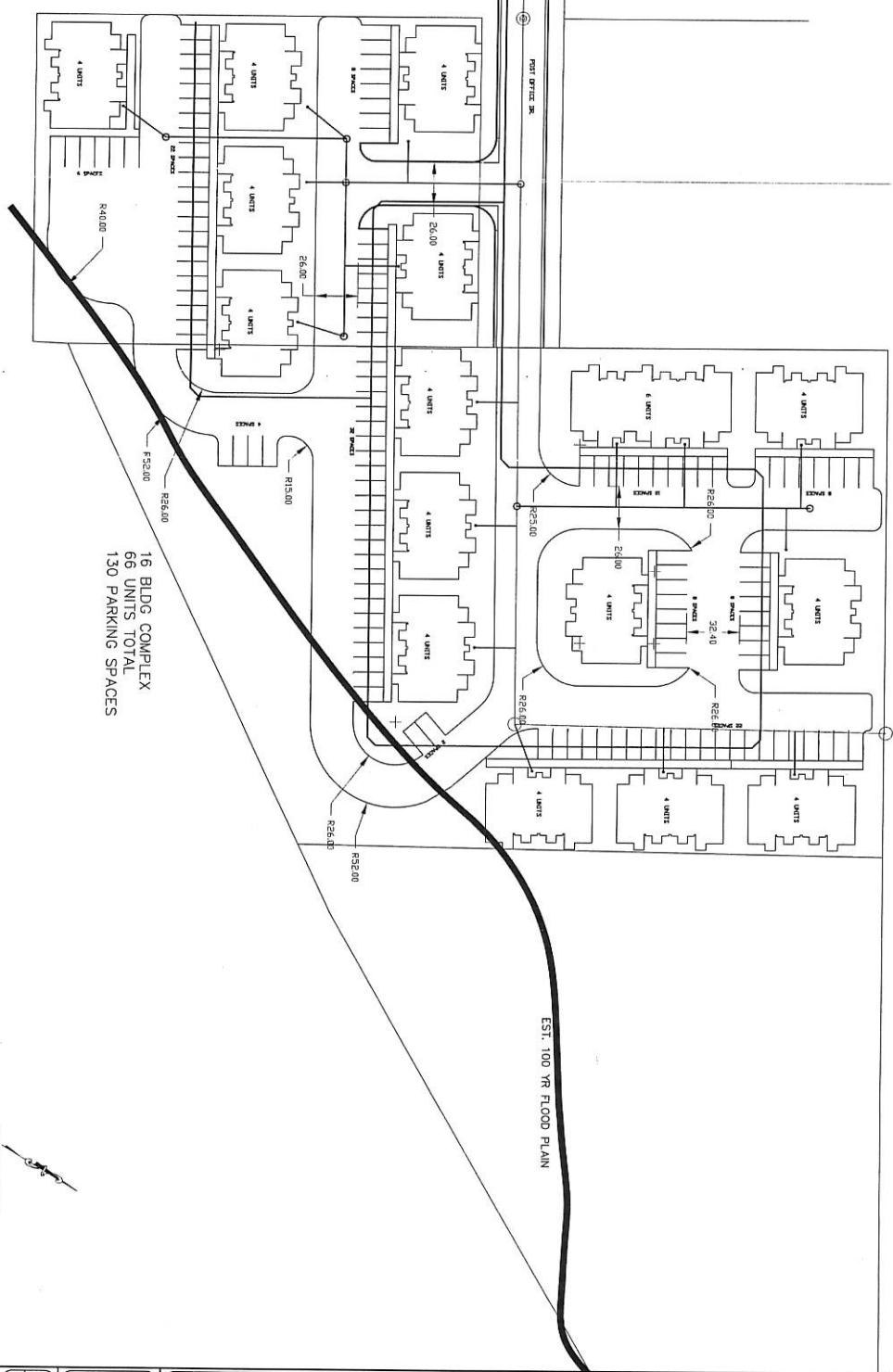
**Item #4:** **Consider a request for a variance by Anthony Tomchesson, Barnett Contracting, representing Robnett Enterprises, Inc., for Collier Addition, Lot 6, Block 4 to change the standard rear setback line location from 20 feet to 10 feet.** Anthony "Tony" Tomchesson, Post Office Box 598, Valley Mills, Texas was present to answer any questions and represent Robnett Enterprises. No public attendance. Motion was made by R. Don Vardeman to accept the variance and seconded by Douglas Bergen. All four in favor, motion passed, no opposition.

**Item #5:** **Adjourn.** Motion was made by Bradley Turner and seconded by R. Don Vardeman to adjourn at 7:25PM, all four in favor, motion passed.

\_\_\_\_\_  
Chairman

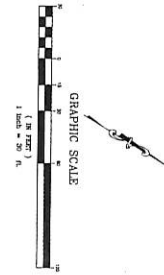
\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Eva Marie Greenup, Zoning Secretary



16 BLDG COMPLEX  
66 UNITS TOTAL  
130 PARKING SPACES

EST. 100 YR FLOOD PLAIN



NO.	DATE	REVISIONS
1		PRELIMINARY SET FOR REVIEW ONLY
1		

POST OFFICE ROAD PROJECT  
16- UNIT SITE LAYOUT  
HEWITT, TEXAS

**contracting, inc.**  
Industrial, Municipal, Residential  
Site Development & Engineering  
office: 254.666.7117  
fax: 254.666.7119

NO.	DATE	REVISIONS	BY
1		PRELIMINARY SET FOR REVIEW ONLY	
1			

SURVEYED	DESIGNED	DRAWN	CHECKED	DATE
BC	AT	AT	AT	05/2016







## JamesHardie Products:

We would like for you to be aware that we are committed to creating a long lasting, timeless appeal to our townhomes. JamesHardie has been a pioneer in masonry siding, and has been tested countless times as to the durability and has been proven to be a premier building product.

Below are some bullet points about James Hardie's products:

- Founded 1903 in Australia
- Created exteriors suited for severe climates (HZ5/HZ10)
- Pioneers of fiber-cement Technology
- Introduced in the U.S. in 1987

--JH fiber-cement is a line of exterior cladding products made of Portland cement, sand, natural cellulose fibers, water and proprietary additives.

JamesHardie® products Hardieplank™, Hardiepanel™, Hardiesoffit™, and Hardietrim™ can be installed to withstand hurricane force winds up to 150mph 3-second gust.

JamesHardie® products Hardieplank™, Hardiepanel™, and Hardiesoffit™ can be installed to pass MIAMI-DADE County missile impact requirements.

JamesHardie® products Hardieplank™, Hardiepanel™, Hardiesoffit™, and Hardiebacker™ are noncombustible when tested in accordance with ASTM E 136—99e01.

JamesHardie® products Hardieplank™, Hardiepanel™, Hardiesoffit™, Hardietrim™, and Hardiebacker™ are class V flood resistant materials according to FEMA and NFIP.

- Resists moisture damage- will not rot, warp or delaminate
- Hail resistant
- Termite resistant
- Non-combustible

- 30-year non pro-rated warranty @ 2x the cost
- Low maintenance; holds paint at least two times longer than wood or wood based products
- Initial paint adhesion is 3-4x better than other cladding products
- Character and feel of natural wood

Side by side comparison with masonry products:

**James Hardie**

Immune to moisture

Termite resistant

Non-Combustible

Impact resistant

Extended Warranty

**Design Flexibility**

**Other Masonry Prods.**

Immune to moisture

Termite resistant

Non-Combustible

Impact resistant

Extended Warranty

**Limited Flexibility**