

# HEWITT TEXAS

## NOTICE OF MEETING OF THE BOARD OF ADJUSTMENT

Notice is given that a **PUBLIC** meeting will be held before the Board of Adjustment of the City of Hewitt, on **Thursday, February 21, 2019 at 6:00PM in the City Council Chambers at Hewitt City Hall, 200 Patriot Court, 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 the November 16, 2017 Board of Adjustment regular meeting;
3. **Public Hearing:** Request for a variance to the Zoning Ordinance for Lots 1A and 2 Block 1 Four Seasons Addition.
  - a. Consider a request for a variance, by Russ Davis, RG Plus, LLC. To the Zoning Ordinance, Section 1.304(B) Other construction requirements for Lots 1A and 2 Block 1 Four Seasons Addition, Hewitt Texas. The request is to the minimum 80 percent brick requirement in the R-4 Zoning District.
  - b. Consider a request for a variance, by Russ Davis, RG Plus, LLC. To the Zoning Ordinance, Section 2.104 (C)( 3) General conditions requirement, for Lots 1A and 2 Block 1 Four Seasons Addition, Hewitt Texas. The request is to the minimum required garage requirements in the R-4 Zoning District.
4. Discussion and possible action: Consider a request for a variance, by Russ Davis, RG Plus, LLC. To the Zoning Ordinance, Section 1.304(B) Other construction requirements for Lots 1A and 2 Block 1 Four Seasons Addition, Hewitt Texas. The request is to the minimum 80 percent brick requirement in the R-4 Zoning District.

5. Discussion and possible action: Consider a request for a variance, by Russ Davis, RG Plus, LLC. to the Zoning Ordinance, Section 2.104 (c) (3) General conditions requirement, for Lots 1A and 2 Block 1 Four Seasons Addition, Hewitt Texas. The request is to the minimum required garage requirements in the R-4 Zoning District.
6. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall before 5:00PM on February 15, 2019.

City of Hewitt

  
\_\_\_\_\_  
Brittney Cantu, 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 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

## MINUTES OF THE BOARD OF ADJUSTMENT NOVEMBER 16, 2017 6:00PM

Members Present: Jim Winton, Charles Howard, Don Vardeman, Douglas Bergen, Brad Turner

Members Absent: James Pless, Kevin Summers

Staff Present: Tracy Lankford, Building Official  
Jared DeVries, Zoning Secretary

- 1. Call Board of Adjustment Meeting to order.** *Jim Winton called the meeting to order at 6:17PM.*
- 2. Consideration and action on a request for variance, by Wanda Due Brooks, for Lot 6 Block D Byrd Addition, also known as 300 Ivy Lane, Hewitt Texas. The request is to replat and divide the lot to allow for a small house to be built on backlot facing Blue Jay. Those in favor were Wanda Sue Brooks of 300 Ivy Lane, Hewitt, Texas 76643. Those against were: Joseph Cox, of 408 Blue Jay Lane. Motion was made by Jim Winton to deny and seconded by Douglas Bergen. All four in favor, motion passed.**
- 3. Adjourn.** *A motion was made by Charles Howard and seconded by Douglas Bergen to adjourn the meeting at 6:34PM, all four in favor, motion passed.*

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Chairman

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Date Approved

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Tracy Lankford, Zoning Secretary

# APPLICATION REVIEW

## BOA-2019-1

HEARING DATE: February 21, 2019

1. **CASE #** BOA-2019-1  
**PROPERTY ADDRESS:** 600 Block E. Panter Way  
**LEGAL DESCRIPTION:** Lots 1A and 2 Block 1 Four Seasons Addition

2. **APPLICANT:** Russ Davis  
**MAILING ADDRESS:** 367 Broughton, Woodway, TX. 76712

### 3. **REQUEST:**

Russ Davis has requested a variance to the masonry requirements and to the garage requirements for a Multi-family development off of E. Panther Way and Post Office Dr.

### **PLANNING SERVICES REVIEW**

#### **NEIGHBORHOOD CHARACTER:**

This property is located within an area of residential uses. The large majority of the surrounding area is residential in nature.

#### **PLANNING SERVICES RECOMMENDATION:**

Staff recommends **approval** of this request as presented. The adjacent property was rezoned in June of 2016 by the developer and this request is for the remaining surrounding property. This request will allow for the whole development to have a secondary entrance/ exit onto Panther Way

**Notices: 12 mailed; 0 returned,**

**ENGINEERING SERVICES DATA**

1. Street condition: Good \_\_\_\_\_ Acceptable X Needs Reconstruction \_\_\_\_\_
2. Street width: Existing: ROW 50' Pavement 25'  
Required: ROW\_\_ Pavement
3. Curb and Gutter:  
Needs to be installed \_\_\_\_\_ Exists \_\_\_\_\_ Needs Reconstruction \_\_\_\_\_
4. Offsite Drainage facilities are adequate to meet additional runoff resulting from development.
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property.

**Engineering Department comments and recommendations:**

No Comments

**INSPECTION SERVICES REVIEW**

**Comments**

No objections.

**FIRE DEPARTMENT REVIEW:**

**ANTICIPATED FIRE RESPONSE TIME:**

**IS THE FIRE RESPONSE TIME ADEQUATE?:** Y (Y) YES (N) NO

**Fire Department Comments and Recommendations:**

No Comments

**CASE NO. BOA-2019-1**

**HEALTH DEPARTMENT REVIEW**

**INSPECTION/PERMIT REQUIRED   N   (Y) YES (N) NO**

**DATE OF INSPECTION:   To be determined**

**Health Department Comments and Recommendations: None**

**POLICE DEPARTMENT REVIEW**

**No Comments**

**PROPERTY OWNERS LIST**

Applicant:   Russ Davis  

Owner:   Islamic Center of Hewitt Inc. and RG Plus, LLC

# HEWITT TEXAS

## Board of Adjustment Application of Variance

Legal Description of Property: LOT 1A BLK. 1 FOUR SEASONS ADDITION <sup>2000011485</sup> ~~V623 4203~~  
620 N. Hewitt Dr., Hewitt TX 76643

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

land locked piece of property located behind the Brookside apartments near the corner of Hewitt Dr. and Panther Way.

Number of Lots: 1 Number of Acres: 2.45 Flood Zone: recent study shows none

Zoning Classification: rezoning to R-4

Existing Building(s) on Property: none

Total Square footage of all buildings on Property: N/A

I, the undersigned property owner or applicant of the following described real property located in the City of Hewitt, Texas hereby make this application by variance, by requesting approval for the following project: (Include how the project plans vary from the Zoning Ordinance): plans would show 75% masonry on the front, and allow for up to 100% James Hardie siding on the sides and rear. This is an extension of a variance already approved on the adjoining land.

Indicated the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested. Code of Ordinances / Appendix A - Zoning / Part 2 - Use of Land or Premises / Section 1.304 "B"

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): February 21, 2019

The Variance application must be completed along with the following 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 one (1) copy of survey and one (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 and 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 to the Board of Adjustment 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:

RG Plus LLC

Telephone Number:

254-640-0947

Mailing Address:

367 Broughton Woodway TX 76712

Email Address:

RussDavisHome@gmail.com

Signature of Property Owner:

[Signature]

Date:

1/9/18

Name of Applicant/Representative:

Russ Davis

Telephone Number:

254-640-0947

Mailing Address:

367 Broughton Woodway TX 76712

Email Address:

RussDavisHome@gmail.com

Signature of Applicant/Representative:

[Signature]

Date:

1/9/18

# HEWITT TEXAS

## Board of Adjustment Application of Variance

Legal Description of Property: Lot 2 Block 1 Four Seasons <sup>2006031482</sup> ~~2006031482~~ ~~2005~~  
600 E. Panther Way, Hewitt TX 76643

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

property has frontage on Panther Way in between the Brookside Apartments and a row of storage unit buildings

Number of Lots: 1 Number of Acres: 1.88 Flood Zone: none

Zoning Classification: re-zoning to R-4

Existing Building(s) on Property: none

Total Square footage of all buildings on Property: N/A

I, the undersigned property owner or applicant of the following described real property located in the City of Hewitt, Texas hereby make this application by variance, by requesting approval for the following project: (Include how the project plans vary from the Zoning Ordinance): plans would show 75% masonry on the front, and allow for up to 100% James Hardie siding on the sides and rear. This is an extension of a variance already approved on the adjoining land.

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Appendix A - Zoning / Part 2 - use of land or premises / section 1.304 "B"

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Name of Property Owner: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Applicant/Representative: Russ Davis

Telephone Number: 254-640-0947

Mailing Address: 367 Broughton Woodway TX 76712

Email Address: RussDavisHomes@gmail.com

Signature of Applicant/Representative: 

Date: 1/9/18

# HEWITT TEXAS

## Board of Adjustment Application of Variance

Legal Description of Property: 620 N. Hewitt Dr. Hewitt TX 76643

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

landlocked piece of property located behind the Brookeside apartments near the corner of Hewitt Dr. and Panther Way

Number of Lots: 1 Number of Acres: 2.45 Flood Zone: recent study shows none

Zoning Classification: rezoning to R4

Existing Building(s) on Property: none

Total Square footage of all buildings on Property: N/A

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

parking spaces" in lieu of "garages" as stated in the zoning ordinance. This is an extension of a variance already granted on the adjoining property.

Indicated the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested. Code of Ordinances /

Part II - code of ordinances / appendix A - zoning / part 2 - use of land or premises / section 2.104 C(3)

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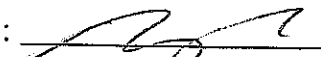
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Part II - code of ordinances / appendix A - zoning / Part 2 - use of land or premises / section 2.104 "C" (3)

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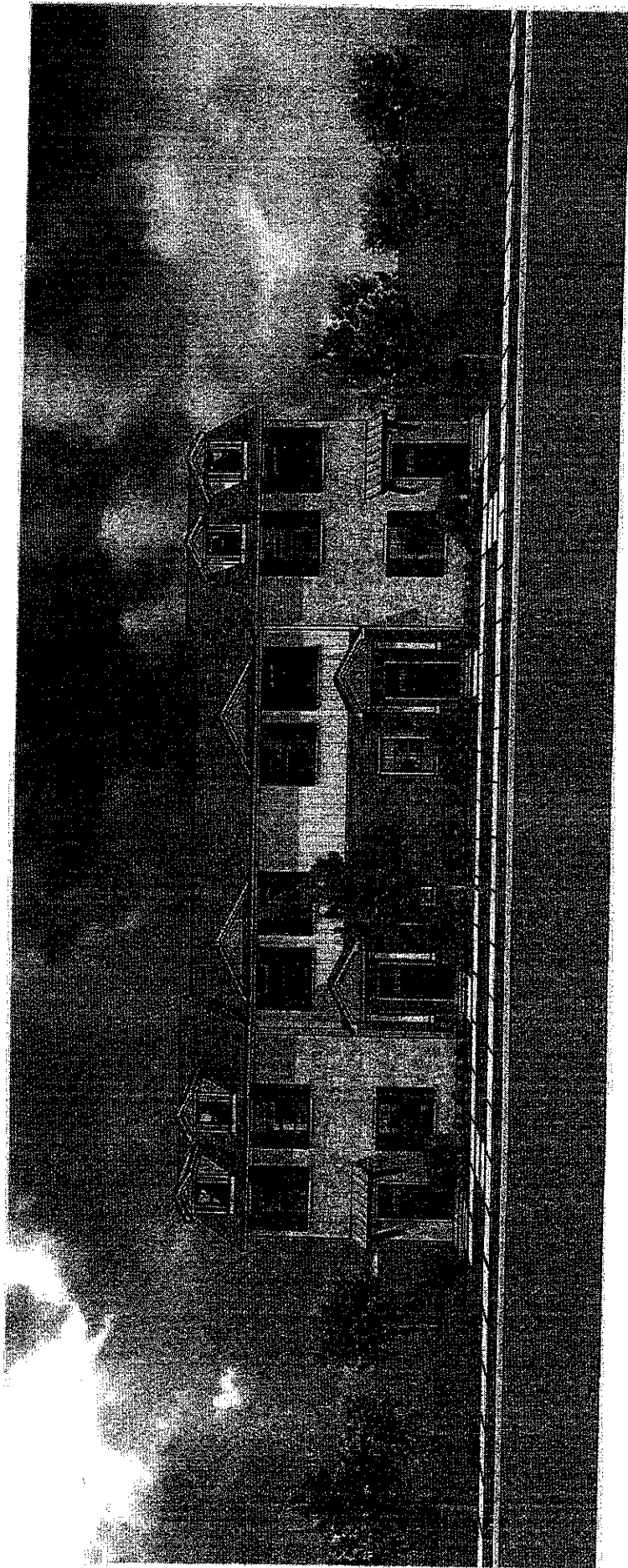
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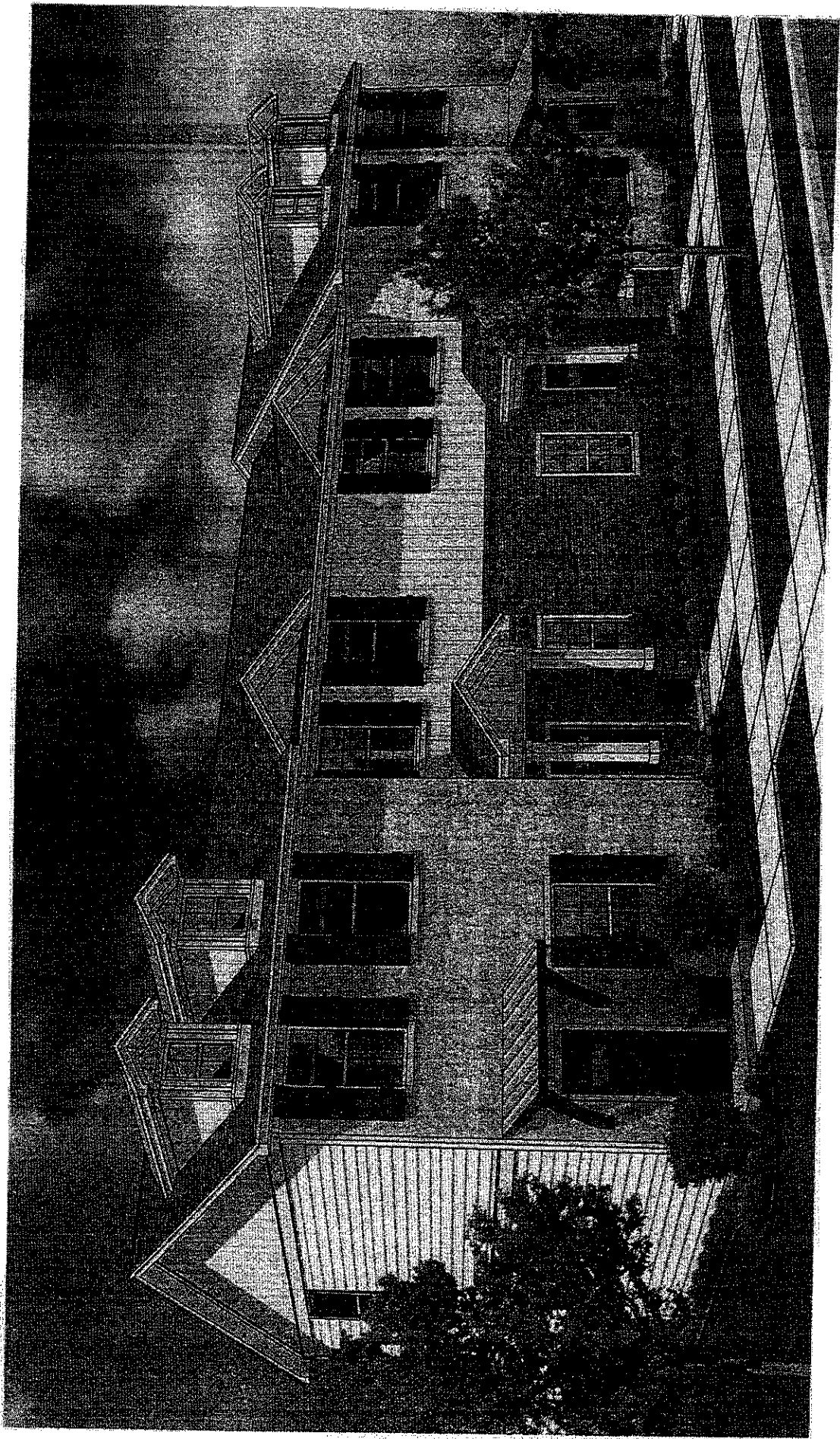
Mailing Address: 367 Broughton Woodway TX 76712

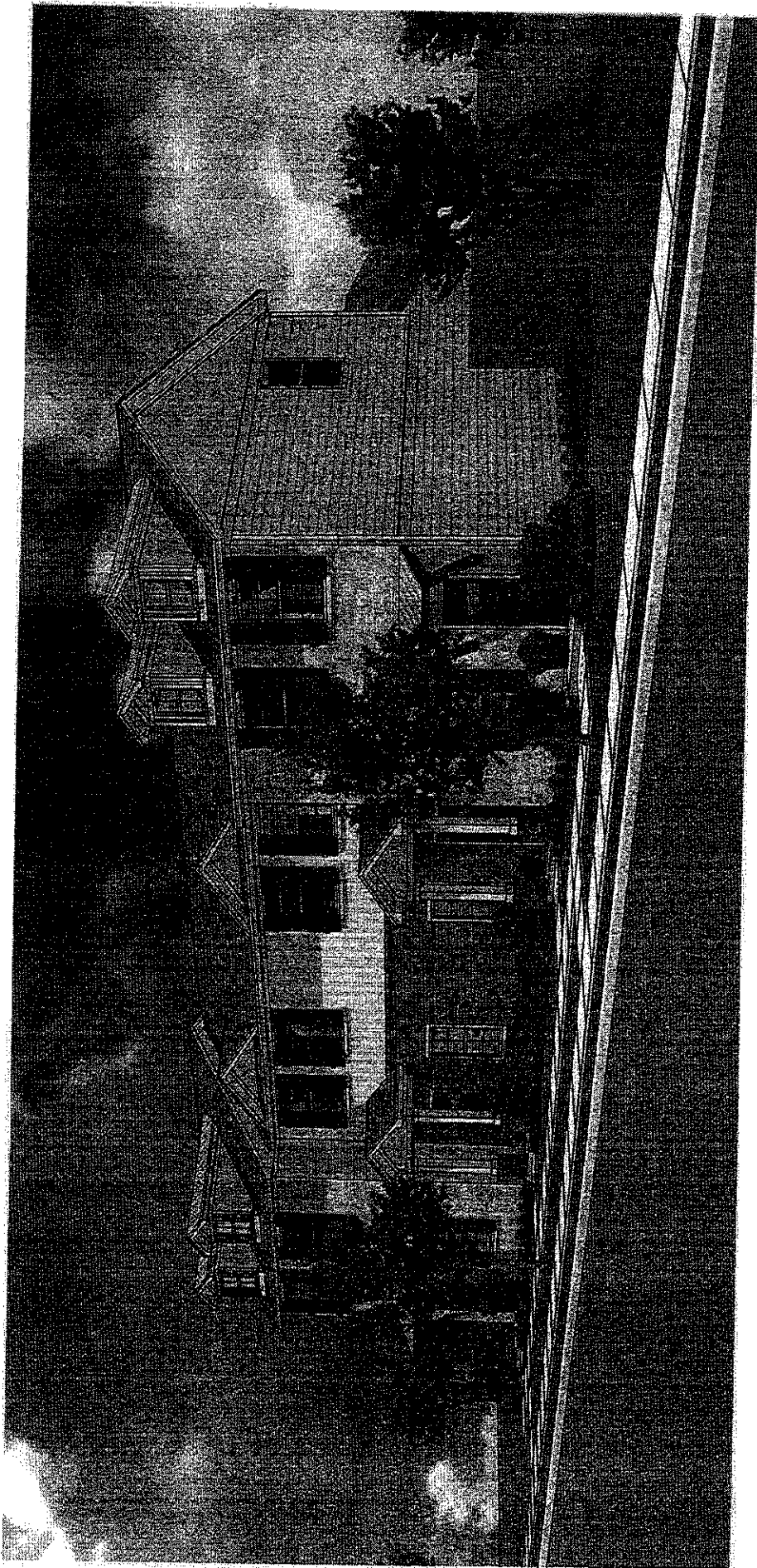
Email Address: RussDavisHomes@gmail.com

Signature of Applicant/Representative:  \_\_\_\_\_

Date: 1/9/18







**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

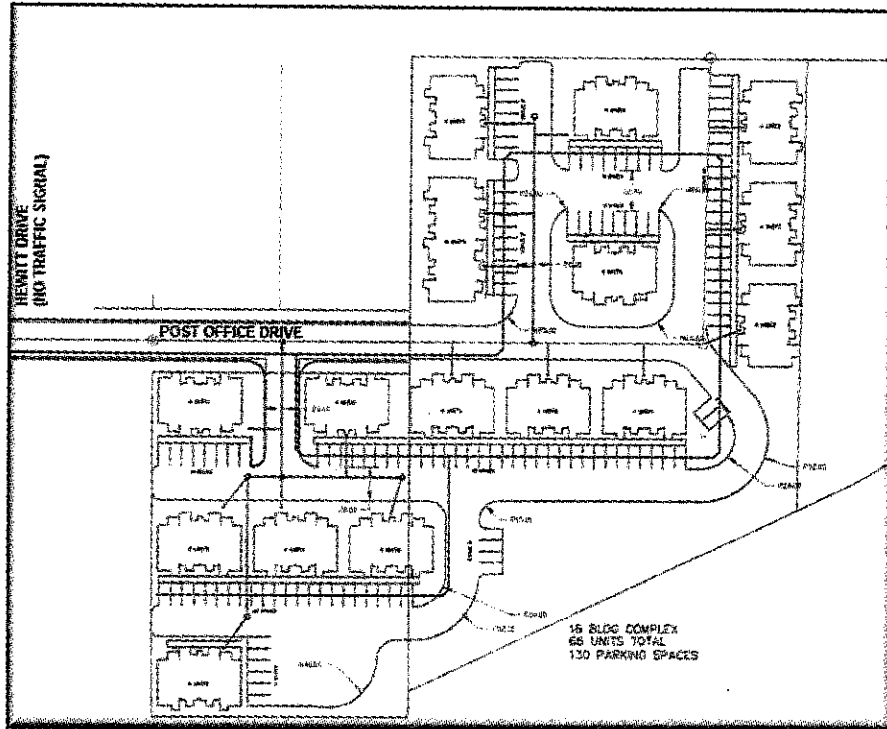
Impact resistant

Extended Warranty

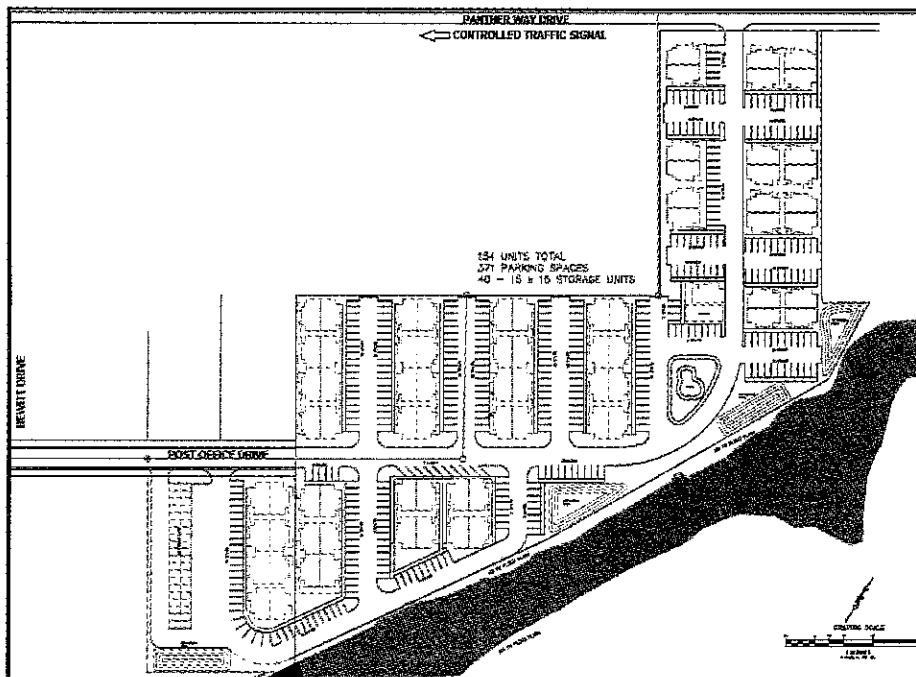
Limited Flexibility

# PANTHER WAY / POST OFFICE DRIVE REZONE PROPOSAL

## CURRENT



## PROPOSED



# ADVANTAGES TO REZONING

## SAFETY

- Two entry/exit locations lessens traffic concentration on single access point
- Exit onto Panther Way allows for outflow to merge with Hewitt Drive via controlled light

## BETTER UTILITY FLOW

- Looped water line is more efficient (no dead ends)

## EMERGENCY ACCESS

- Increased access to property for emergency vehicles (ie. fire, ambulance)

## OPTIMIZATION

- Continuing the R-4 zoning allows for better use of a landlocked 2+ acre tract in an area already flanked by commercial and dense residential properties
- Adjoining properties already zoned R-4

