

HEWITT TEXAS

MINUTES OF THE BOARD OF ADJUSTMENT

February 21st, 2019 – 6:00PM

Members Present: Douglas Bergen, Brad Turner, Don Vardeman, Scott Hedges

Members Absent: Chairman Jim Winton, Charles “Chuck” Howard

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call of Board of Adjustments Meeting to Order.** *Douglas Bergen, acting as Chairman in the absence of Jim Winton, called the meeting to order at 6PM.*
2. **Consider approval of minutes for the November 16, 2017 Board of Adjustment regular meeting.** *A motion was made by Don Vardeman, seconded by Brad Turner, to approve the minutes as submitted but allow for corrections. All four in favor, motion passed.*
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. *Speaking in favor: Russ Davis, owner of RG Plus LLC, general contractor on project and owner of property, residing at 367 Broughton Dr, Woodway, Texas. This project is an expansion of property that had already been approved for the variance request in June 2016. These final lots will be in conjunction with the lots from the June 2016 requests. With this*

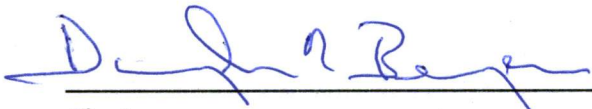
expansion, there was a better creation of ingress and egress by creating access to both Panther Way and Hewitt Drive. Mr. Davis wants to ensure that the property will all have the same consistency with the requirements for brick and covered parking. Bradley Turner asked if this expansion would have more units, Mr. Davis stated that while this property will have more acreage, therefore more units, but the density will remain the same. able to accommodate around 175 units, he will have closer to 150 units. Acting Chairman Douglas Bergen called for all of those against the project to come speak, no one came forward. Public hearing closed at 6:05PM.

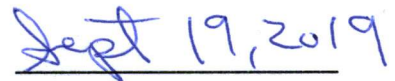
4. **Discussion and possible action: Consider a request for a variance, by Russ Davis, RG Plus, LLC. To the Zoning Ordinance, Section 1.304(B) Other construction requirements for Lots 1A and 2 Block 1 Four Seasons Addition, Hewitt Texas. The request is to the minimum 80 percent brick requirement in the R-4 Zoning District.** *Acting Chairman Douglas Bergen asked for the City's recommendation on this project. Tracy Lankford, Director of Community Development, reminded members of the first request being approved in June of 2016, and that the City does recommend this request as presented. A motion was made to recommend approval by Don Vardeman, seconded by Scott Hedges. All four in favor, motion carries, variance approved.*

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.** *Russ Davis asked if any members had any questions regarding project. Don Vardeman asks if this was covered parking in leu of garages, answer yes. Acting Chairman Douglas Bergen asks for the City's recommendation on this project. Tracy Lankford says the City recommends this project as presented. Scott Hedges asks if this variance approval will set presentence for future construction on allowing for items that may have not been allowed but felt obligated to approve due to approval of this project. Tracy Lankford stated that the City is built out on, this land is the only vacant land left for this type of structure to be built. Instead of 50% garages, 50% covered parking is being proposed. A motion was made to recommend*

approval by Scott Hedges, seconded by Brad Turner. All four in favor, motion carries, variance approved.

6. **Adjourn.** *A motion was made by Brad Turner, seconded by Don Vardeman to adjourn the meeting at 6:12PM. All four in favor, motion passed.*


Chairman


Date Approved


Brittney Cantu, Zoning Secretary