

HEWITT TEXAS

MINUTES OF THE BOARD OF ADJUSTMENT

October 15, 2020 – 6:00PM

Members Present: Chairman Jim Winton, Doug Bergen, Chuck Howard, Rusty Smith, Don Vardeman

Members Absent: Brad Turner

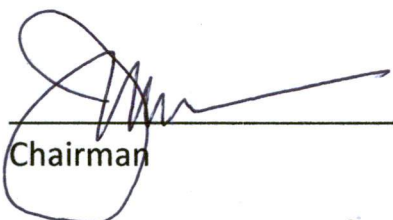
Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call of Board of Adjustments Meeting to Order.** *Chairman Jim Winton called the meeting to order at 6:04PM.*
2. **Consider approval of minutes for the May 21, 2020 Board of Adjustment regular meeting.** *A motion was made by Rusty Smith, seconded by Don Vardeman, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing:**
 - a. **Consider a variance request to section 5.101A (1) by Brad Gebhard on Block 1 Lot 16 Commerce Park @ I-35. The variance request is to the R-4 district height maximum being two stories or 35 feet.** *Public Hearing opened at 6:05PM. Speaking in favor of variance, Craig Edwards residing at 4356 E Linwood St, Springfield, MO. Mr. Edwards works with Bryan Properties Multi-Family Development, and is one of the people in charge of this particular project. He states that he would like a 45' height and 3 stories. No other persons came forward to speak for or against.*
 - b. **Consider a variance request to section 2.104B (1) by Brad Gebhard on Block 1 Lot 16 Commerce Park @ I-35. The variance request is to the R-4 district ordinance to not exceed 20 living units per acre.** *Speaking in favor of variance, Craig Edwards residing at 4356 E Linwood St, Springfield, MO. Mr. Edwards is requesting a variance to allow for 22 living units per acre, instead of the maximum 20 units per acre that R-4 allows. Construction look will be similar to that of The Icon, if not better, in Mr. Edward's opinion. No other persons came forward to speak for or against. Public hearing closed at 6:13PM.*

4. Discussion and possible action:

- a. **Consider a variance request to section 5.101A (1) by Brad Gebhard on Block 1 Lot 16 Commerce Park @ I-35. The variance request is to the R-4 district height maximum being two stories or 35 feet.** *Chairman Jim Winton asked Tracy Lankford, Community Development Director, what the City recommends regarding approval. Mr. Lankford stated that the City recommends approval of both variance requests. Mr. Lankford also stated that the Planning & Zoning Commission has already had a meeting to re-zone this property in order to allow a multi-family housing unit. Planning & Zoning recommended approval, and City Council will vote on Monday, October 19, 2020. A motion was made by Chuck Howard, seconded by Doug Bergen, to approve the requested variance. All five in favor, motion passed.*
- b. **Consider a variance request to section 2.104B (1) by Brad Gebhard on Block 1 Lot 16 Commerce Park @ I-35. The variance request is to the R-4 district ordinance to not exceed 20 living units per acre.** *A motion was made by Doug Bergen, seconded by Don Vardeman, to approve the requested variance. All five in favor, motion passed.*

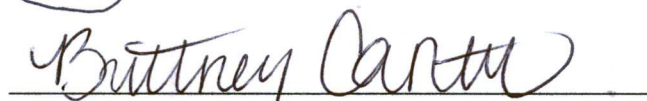
5. Adjourn. *A motion was made by Rusty Smith, seconded by Doug Bergen, to adjourn the meeting at 6:18PM. All five in favor, motion passed, meeting adjourned.*



Chairman

7/15/21

Date Approved



Brittney Cantu, Zoning Secretary