

HEWITT TEXAS

BOARD OF ADJUSTMENTS

Jim Winton – Chairman

Douglas Bergen

Bradley T. Turner

Charles “Chuck” Howard

R. Don Vardeman

Royce “Rusty” Smith

Vacant Seat

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Board of Adjustment meetings are held as needed on the third Thursday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.

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, July 15, 2021 at 6:00PM in the Training Room at Hewitt Public Safety, located at 100 Patriot Court, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call of Board of Adjustments Meeting to order.
2. Consider approval of minutes for the October 15, 2020 Board of Adjustments regular meeting.
3. **Public Hearing:** Consider a request to section 58-7(h) by Kirk Stateson, representative for Atwood's Ranch & Home, on Block 1 Lot 18 Commerce Park @ I-35, also known as 701 Alliance Parkway, Hewitt, TX. The variance requested is to the allowed wall signs on buildings greater than 20,000 square feet.
4. Discussion and possible action: Consider a request to section 58-7(h) by Kirk Stateson, representative for Atwood's Ranch & Home, on Block 1 Lot 18 Commerce Park @ I-35, also known as 701 Alliance Parkway, Hewitt, TX. The variance requested is to the allowed wall signs on buildings greater than 20,000 square feet.
5. 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 July 12, 2021.

Brittney Cantu, City of Hewitt 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.



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

Date Approved

Brittney Cantu, Zoning Secretary



City of Hewitt
Variance of Application
Board of Adjustment

Legal Description of Property:

Lot 18, Block 1 Commerce Park @ I-35

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

701 Alliance Parkway

Number of Lots 1

Number of Acres 14.577 Acres

Flood Zone: _____

Zoning Classification: B-P Business Park

Existing Building(s) on Property: One new building - Atwoods store

Total sq. ft. of all buildings on property: 63,000 sq. ft.

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

We are respectfully asking for a variance to the maximum allowed wall sign size. We are asking to increase the overall size of the Atwoods building sign to 699.5 sq. ft. This is the standard size sign for Atwoods and fits their large building well. In addition, we are asking to have the secondary "STIHL" sign approved at 19.25 sq. ft.

Indicate the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested.

Sec. 58-7 (h) "Attached signs for single-occupant freestanding buildings". This section limits the max allowed sign size to 75 sq. ft. for buildings Greater than 20,000 sq. ft.

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):
As soon as possible.

The rezoning application must be completed along with the following required 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 1 copy of survey and 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 that 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 of the Board of Adjustment hearing 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: Atwoods Ranch & Home Phone No. 580-233-3702

Mailing Address: 500 W. Owen K Garriot Rd. City: Enid State: OK


Email Address: batwood@atwoods.com

Signature of Property Owner:  Date: 05/19/2021

Name of Applicant/Representative Kirk Stateson (Representative) Phone No. 817-583-5514

Mailing Address: 2633 Blue Mound Rd., W. City: Haslet State: TX

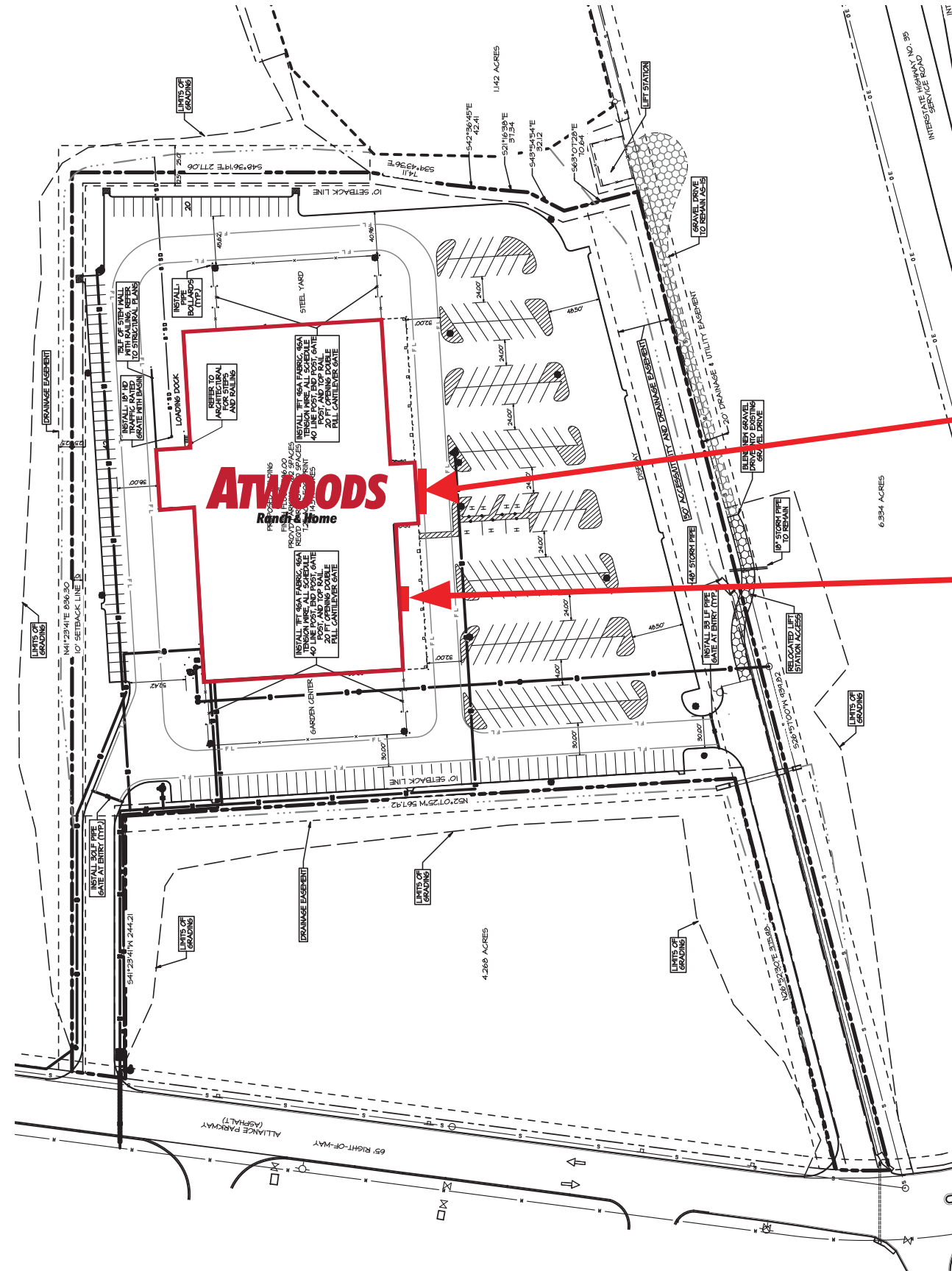
Email Address: kirk@signprodesigns.com

Signature of Applicant/Representative:  Date: 5/21/21

ATWOODS

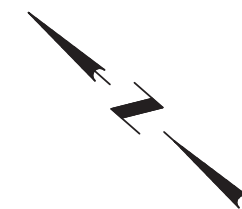
Ranch & Home

Variance Request - Sign Ordinance

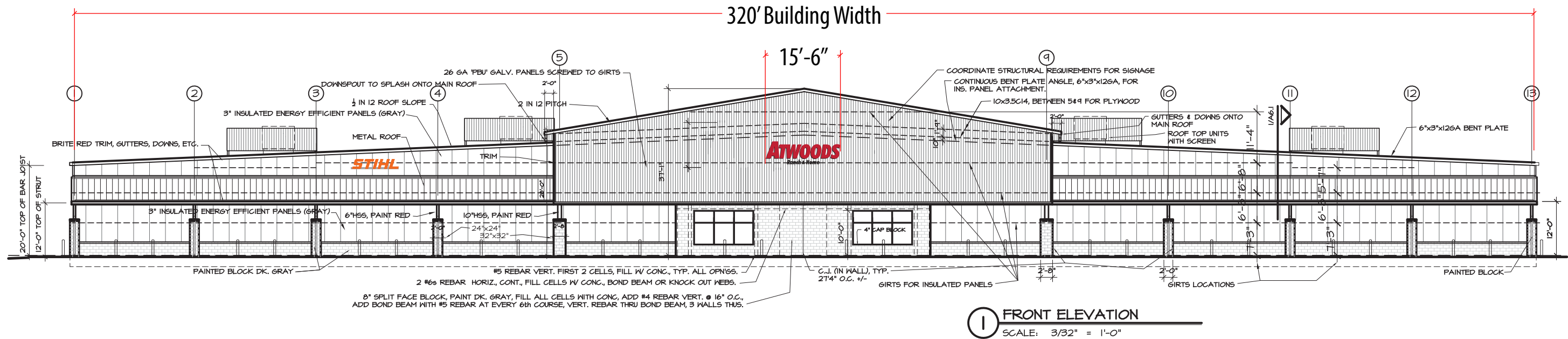


Front Elevation
Wall Sign
"Atwoods Ranch & Home"

Front Elevation
Wall Sign
"STIHL"



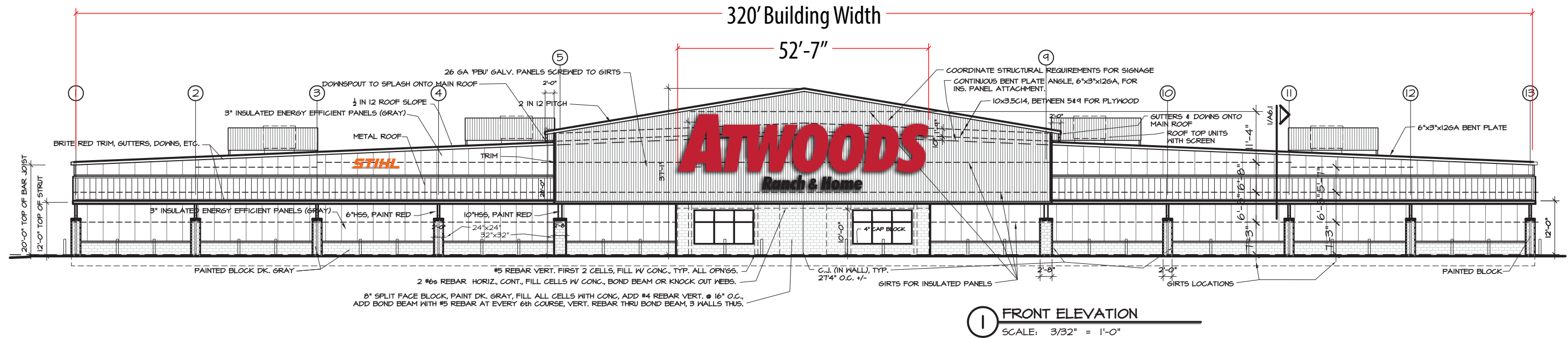
Atwoods sign shown as allowed by city code - 75 sq. ft.



Summary:

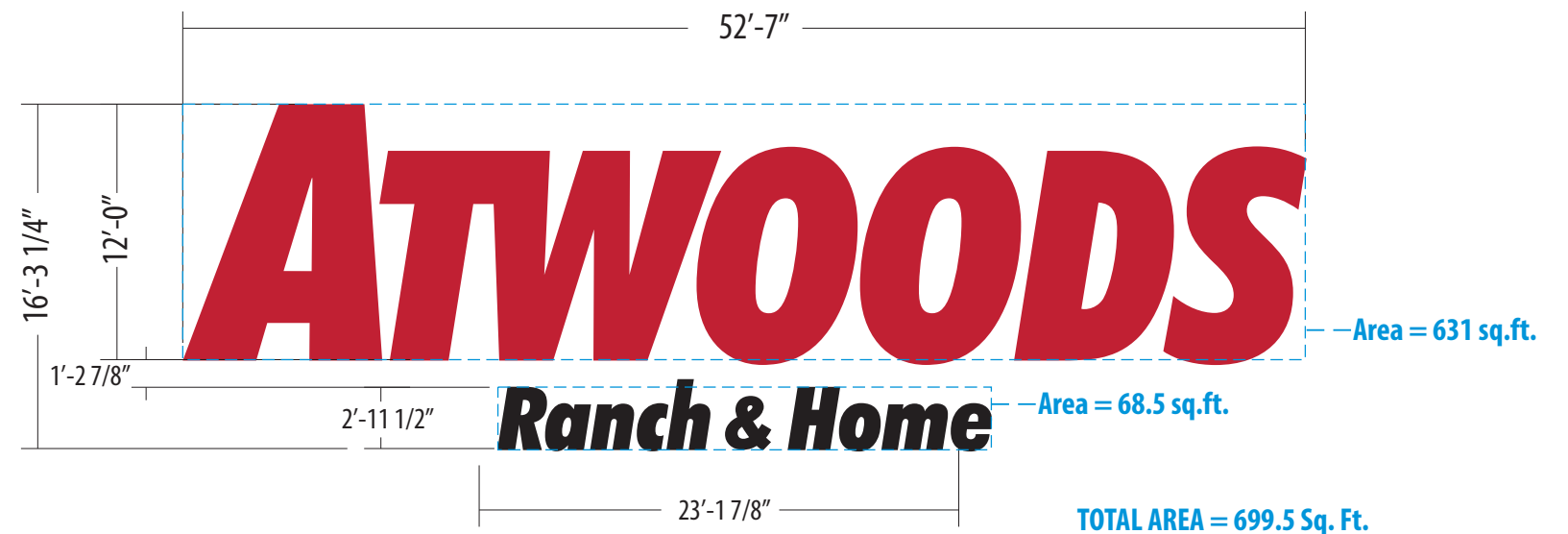
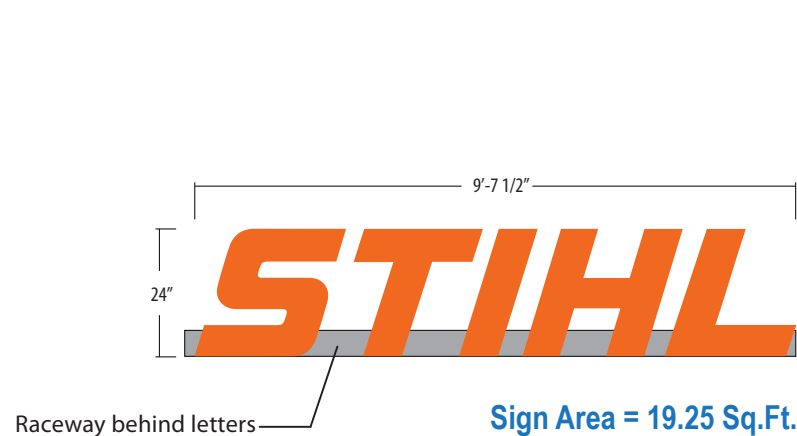
Allowable sign size is extremely small and does not fit the building aesthetically.

Proposed Sign - Standard Atwoods Building Sign



Summary:

The Atwoods sign shown is their standard sign for new stores. The building is 63,000 sq. ft. The proposed sign is under 10% of the front elevation wall area. It fills the sign band properly and is needed for visibility to roadways, across large parking lot. Atwoods will not be using a Pylon or Monument sign at this location.



LETTER SET LAYOUT

TOTAL AREA = 699.5 Sq. Ft.

Scale: 1/8" = 1'-0"

Walmart - 733 Sun Valley Blvd., Hewitt, TX 76643



Sign size: 10'-7" x 49'-6" = 523.9 sq. ft.

Atwoods - 4501 I-35N, Waco, TX 76705



Sign size: 16'-3" x 52'-7" = 854.5 sq. ft.

Home Depot - 1803 I-35N, Waco, TX 76705



Sign size: 63'-4" x 6'-0" = 380 sq. ft.