

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, October 21, 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 July 15, 2021 Board of Adjustments regular meeting.
3. **Public Hearing:** Consider a request for a variance to Section 2.101 (F) maximum lot coverage, for moonlight Park Phase 4, Hewitt, TX. The variance request is to the minimum size of residential units.
4. Discussion and possible action: Consider a request for a variance to Section 2.101 (F) maximum lot coverage, for moonlight Park Phase 4, Hewitt, TX. The variance request is to the minimum size of residential units.
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 October 18, 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

July 15, 2021 – 6:00PM

Members Present: Chairman Jim Winton, Doug Bergen, Rusty Smith, Brad Turner, Don Vardeman

Members Absent: Chuck Howard

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 6:03pm.*
2. **Consider approval of minutes for the October 15, 2020 Board of Adjustment regular meeting.** *A motion was made by Doug Bergen, seconded by Rusty Smith, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
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.** *Public Hearing opened at 6:04pm. No one present to speak for or against variance request. Public Hearing closed at 6:04pm.*
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.** *Tracy Lankford, Community Development Director, stated the City is in favor of variance approval and that this signage is typical on all Atwood's Ranch & Home stores. A motion was made by Brad Turner, seconded by Don Vardeman, to approve the requested variance. All five in favor, variance request is approved.*
5. **Adjourn.** *A motion was made by Don Vardeman, seconded by Rusty Smith, to adjourn the meeting at 6:08pm. All five in favor, motion passed, meeting adjourned.*

Chairman

Date Approved

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

Board of Adjustment Application of Variance

Legal Description of Property: Moonlight Park - Phase IV

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.

Moonlight Phase IV - Hewitt Drive and Agile Street very close to Interstate 35

Number of Lots: 98 Number of Acres: approx. 27 Flood Zone: N/A

Zoning Classification: R.1-G Garden Home District

Existing Building(s) on Property: N/A

Total Square footage of all buildings on Property: N/A - will be new construction

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): See Attached Letter detailing the variance request

Indicated the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested. 2.101.1. R.1-G Garden Home District

Section F. Maximum Lot Coverage

Please provide the following recording information and a copy of the document(s) listed below with this application:

Ownership (deed): Doc. #/MCC No.: 2017023208 - Property ID # 128936

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): As soon as possible or next scheduled meeting

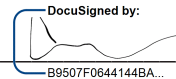

The Variance application must be completed along with the following information:

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:	Turner Behringer Development
Telephone Number:	254-759-8027
Mailing Address:	1224 Austin Avenue, Suite 300, Waco, TX 76701
Email Address:	cody@tbretexas.com
Signature of Property Owner:	
Date:	September 20, 2021
Name of Applicant/Representative:	John Jordan - PFQC II, LLC
Telephone Number:	979-574-9227
Mailing Address:	8872 HSC Parkway, Suite 401, Bryan, TX 77807
Email Address:	jjordan@roserock.co
Signature of Applicant/Representative:	
Date:	September 20, 2021

Hewitt, TX Board of Adjustments
City of Hewitt
200 Patriot Court
Hewitt, TX 76643

RE: Variance Request for Moonlight Park – Phase IV pertaining to Section 2.101.1.R-1-Garden Home District Section F. Maximum Lot Coverage, minimum of 1,750 SF of living area

Board of Adjustments,

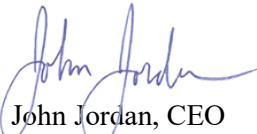
Thank you for considering our request for a variance related to Section 2.101.1.R-1 Garden Home District Section F of your City Ordinances. We are requesting a variance for all lots shaded in green on **Exhibit A** attached to this agreement. While we will not be needing a variance on all lots, we are requesting the flexibility to build homes slightly below the 1,750 SF minimum requirement to create an aesthetically pleasing and functional neighborhood within the Garden Home District. The smallest home we will construct is 1,510 SF and the largest is approximately 2,036 SF.

We are requesting this variance for three primary reasons:

1. There are 24 lots that are only 100 feet deep in the neighborhood. The number of these sized lots, coupled with the minimum square footage requirement creates a challenge meeting the required front and rear setbacks while at the same time ensuring that each home has a different elevation and blends well within the neighborhood. Allowing for a greater diversity of floorplans helps to alleviate this challenge.
2. Our neighborhoods contain approximately 18 different houses each with a width ranging from 34.5 feet up to 39.8 feet. This uniformity in width allows us to achieve an aesthetically pleasing streetscape. It will be almost impossible to gauge how large each individual home is after we strategically lay out each home on each lot of the Garden Home neighborhood. Thus, no single home dominates the streetscape (e.g., from the street a 1,510 SF home will be indistinguishable from the larger floor plans). Streetscape images in **Exhibits C and D** are provided for your reference. **Exhibit C** represents what the Moonlight Park elevations will look like from the street. **Exhibit D** is an example of other neighborhoods RoseRock has previously constructed. Within **Exhibit D** there are also hyperlinks to our active websites of comparable neighborhoods we have completed. We have also included most of our current front elevations for all our existing homes in **Exhibit B**. We will be developing approximately 8-10 new front elevations for Moonlight Park to enhance this neighborhood's curb appeal and add further architectural variation.
3. We desire to create and maintain a professionally managed neighborhood that is different than existing neighborhoods, affordable while appealing to a diverse demographic and has a variety of floorplans and home styles to support the growing demand for single-family homes.

We appreciate your time and consideration of our request. If further information is needed, please don't hesitate to contact me at jjordan@roserock.co or via cell phone at 979-574-9227.

Sincerely,


John Jordan, CEO
RoseRock



Turner Behringer Development
% Cody Turner
1224 Austin Avenue Suite 300
Waco TX 76701
254.759.8027
cody@tbretexas.com

September 15, 2021

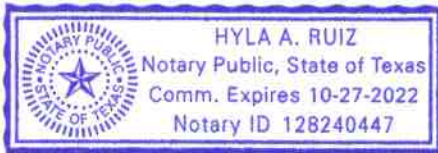
To Whom it may concern:

This letter is to notify you that Turner Behringer Development, the owner of Moonlight Phase 4, authorizes Partners Fourth Quarter Capital II LLC, or Assigns, or RoseRock's, request for a variance application in the City of Hewitt. We are under contract with RoseRock and are expected to close in early 2022. Please contact us if you have any questions.

Regards,


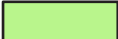
A handwritten signature in blue ink, appearing to read 'Cody Turner', with a long horizontal line extending to the right.

Cody Turner, Manager



A handwritten signature in blue ink that reads 'Hyla A. Ruiz'.

Exhibit A

-  Conforming lots to minimum square footage requirement of 1,750
-  Potentially Non-Conforming lots to minimum square footage requirement of 1,750

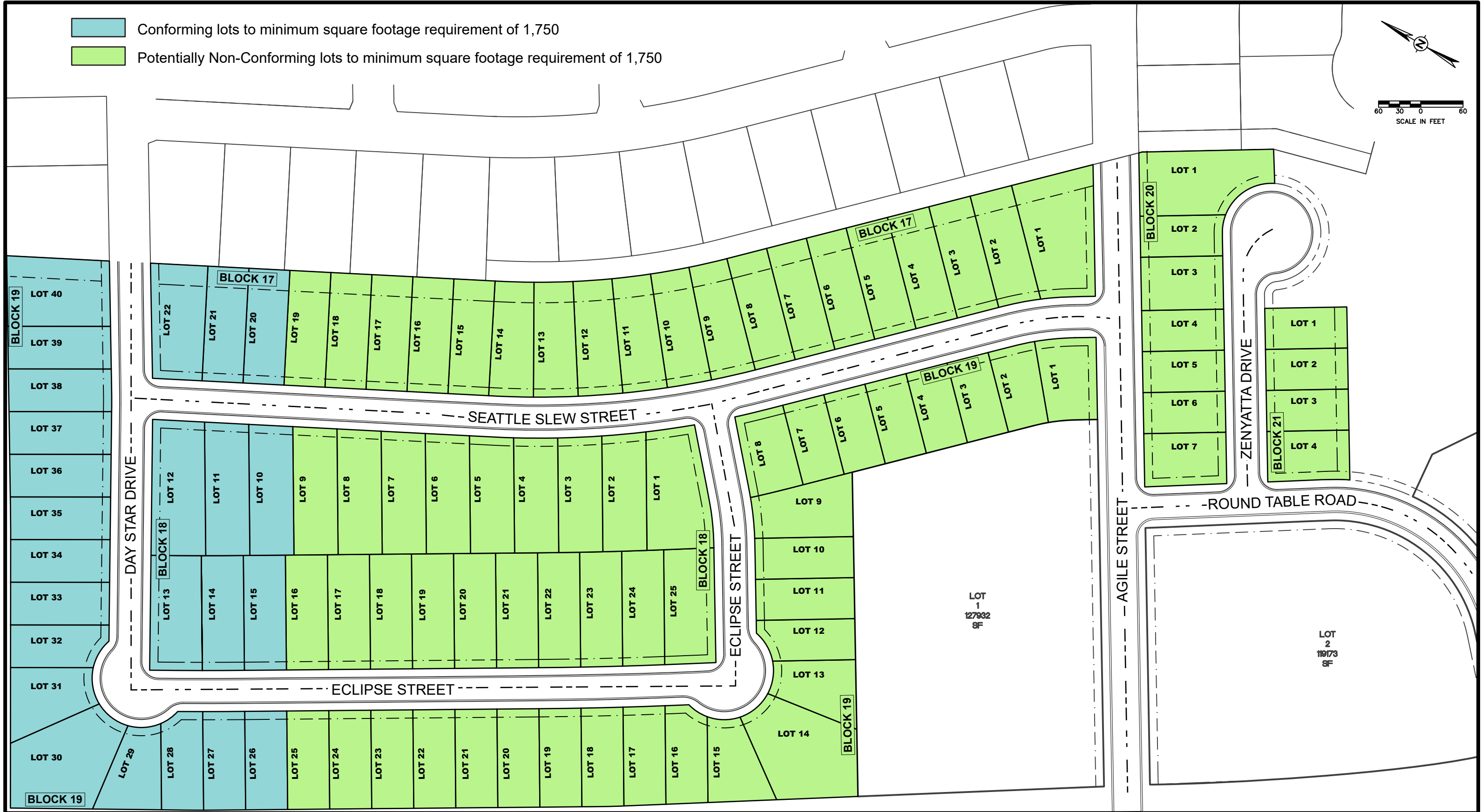
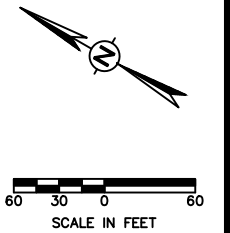


Exhibit B

Moonlight Park Home Elevations



Exhibit C

Moonlight Park Streetscapes



Exhibit D

Completed Neighborhoods



www.sydney-park.com



www.julias-park.com



www.ellis-place.com



www.haydens-park.com