

# HEWITT TEXAS

## MINUTES OF THE BOARD OF ADJUSTMENT

October 21, 2021 – 6:00PM

**Members Present:** Doug Bergen, Chuck Howard, Brad Turner, Don Vardeman

**Members Absent:** Rusty Smith, Jim Winton

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

- 1. Call of Board of Adjustments Meeting to Order.** *Acting Chairman Doug Bergen Called the meeting to order at 6:18pm.*
- 2. Consider approval of minutes for the July 15, 2021 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: 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.** *Public Hearing opened at 6:18pm. Speaking in favor of variance request is John Jordan, CEO of Roserock, 8872 HSC Parkway, Suite 401, Bryan, TX 77807. Mr. Jordan stated that not all the lots in this subdivision were going to be requiring the variance but wanted to get variance requested and approved before beginning the stages of planning out this subdivision. These homes will be leased out and maintained by Turner Behringer. While the homes are smaller, they are not sacrificing any construction quality and still will have premium materials. Mr. Jordan stated that most cities do not regulate structure sizes. Mr. Jordan stated they have built four similar subdivisions in other Texas cities, and all are currently 100% leased out. These types of smaller homes that are leased out tend to appeal more towards the younger couples and older retirees. No one spoke against the variance request. Public Hearing closed at 6:25pm.*
- 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.** *Tracy Lankford, Community Development Director, stated the City has no recommendations regarding the variance. After the Board discussed it's concerns with the sizes of the homes, it was brought up again that most cities do not*

regulate the size of homes. The code does require rooms to be certain sizes, which will be met when these homes are built. Don Vardeman stated that these homes seem to be a good fit for younger families or older individuals or couples who do not want to take care of all of the maintenance of housework. A motion was made by Don Vardeman, seconded by Chuck Howard, to approve the requested variance. All four in motion, variance request is approved.

**5. Adjourn.** A motion was made by Chuck Howard, seconded by Don Vardeman, to adjourn the meeting at 6:40pm. All four in favor, motion passed, meeting adjourned.



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Chairman

2/17/2022

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Date Approved



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Brittney Cantu, Zoning Secretary