

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, February 17, 2022 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 21, 2021 Board of Adjustments regular meeting.
3. **Public Hearing:**
 - a. Consider a request for a variance to Section 8.101 (I) by Spencer Weber with Cross Development for a portion of J Sprowles survey known as 1711 Spring Valley Rd, Hewitt, TX. The variance request is to the minimum number of parking spaces.
 - b. Consider a request for a variance to Section 8.101 (I) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the minimum number of parking spaces.
 - c. Consider a request for a variance to Section 5.101 (A.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum building height and number of stories.
 - d. Consider a request for a variance to Section 2.104 (B.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum number of living units per acre.
4. Discussion and possible action:
 - a. Consider a request for a variance to Section 8.101 (I) by Spencer Weber with Cross Development for a portion of J Sprowles survey known as 1711 Spring Valley Rd, Hewitt, TX. The variance request is to the minimum number of parking spaces.
 - b. Consider a request for a variance to Section 8.101 (I) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the minimum number of parking spaces.

- c. Consider a request for a variance to Section 5.101 (A.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum building height and number of stories.
- d. Consider a request for a variance to Section 2.104 (B.1) by Raju Patel with Sunrise Hospitality Inc. for the property located at 600 E. Panther Way, Hewitt, TX. The variance request is to the maximum number of living units per acre.

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 February 14, 2022.

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 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.*

Chairman

Date Approved

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

Board of Adjustment Application of Variance

Legal Description of Property: Please see attached

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.

1711 Spring Valley Rd

Number of Lots: 1 Number of Acres: 1.59 Flood Zone: X

Zoning Classification: C-2

Existing Building(s) on Property: Residence, shed

Total Square footage of all buildings on Property: 3,118.85

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): We are requesting a variance from the required parking ratio of 1/200sf for a retail user to reduce the overall number of parks from 43 to the designed 35 parks (please refer to attached site plan). The parking and traffic study (attached) indicates that during peak business hours the maximum occupied parking stalls is between 10-15 parks.

Indicated the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested. Ord. No. 11-15-99, 11-15-99

Section 8.101, I - Requires a 1/200sf parking ratio for retail uses.

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

Ownership (deed): Doc. #/MCC No.: Vol. 1460 Pgs. 74, 77 D.R.M.C.T

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 1/20/2022

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: Kyle LANDS
Telephone Number: 254-749-0798
Mailing Address: P.O. Box 594
Email Address: KILANDS@aol.com
Signature of Property Owner: 
Date: 1-11-22

Name of Applicant/Representative: Spencer Weber, Cross Development
Telephone Number: 903-647-4924
Mailing Address: 4336 Marsh Ridge, Rd. Carrollton, TX 75010
Email Address: spencer@crossdevelopment.net
Signature of Applicant/Representative: Spencer Weber
Date: 1/6/2022

Authorization Letter

January 11th, 2022

To whom it may concern:

I, the undersigned, hereby authorize Spencer Weber/Cross Development to present the parking variance request on the property located at 1711 W. Spring Valley Rd. located in Lorena, TX 76655. This letter is accommodated with my signature on the BOA Application for Variance.

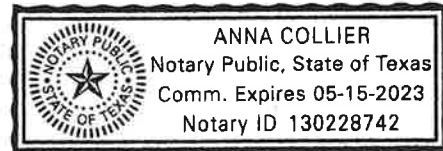
Sincerely,
Kyle Lands- Owner

Signature: 

Notary:

State of: Texas

County of: McLennan



Subscribed and sworn before me on this 11 day of January in the year 2022
by Kyle Lands.

Notary Public: 

Printed Name: Anna Collier

My Commission Expires: 5.15.2023

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by Fidelity National Title Insurance Company with C.F. No. LT-15155-1515510071 CF, an effective date of August 13th, 2011 and issued on September 1st, 2011 at 8:00 a.m. This survey only refers to C.F. No. LT-15155-1515510071 CF. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is being provided. No warranty has been created, expressed or implied to copy the survey record as it relates to any construction with this transaction.
- The underground utility location shown herein are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation as to the underground utility locations as in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed on the field.
- There was no visible evidence of recent earthmoving work, building construction, or building structure observed in the process of conducting this survey.
- There were no existing structures observed in the process of conducting this survey.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes to a final plat of any kind. Furthermore, there was no visible evidence of recent ground surface construction or repairs observed in the process of conducting this survey.
- No substantial features were observed in the process of conducting this survey except as shown herein.
- Eagle Surveying, LLC has not been provided a zoning report or letter of the local jurisdiction survey was prepared.
- The bearings shown on this survey are based on GPS observations using the Ad-Tech RTK Network North American Vertical Datum of 1983 (Adjustment: Realization 2011).
- Elevations shown on this survey are based on GPS observations using the Ad-Tech RTK Network North American Vertical Datum of 1983 (Geoid 124).
- Subject property has access to Spring Valley Road (Farm to Market Highway No. 2133) a public right-of-way.
- There are no visible encroachments or overlapping of improvements except as shown herein.

ALTA / NSPS
LAND TITLE SURVEY

Being 1.59 Acres of land
out of the James Sprawles Survey, Abstract Number 817
in the City of Hewitt, McLennan County, Texas

LEGEND

	Survey Boundary		Easement		Right of Way		Encroachment
	Easement		Right of Way		Encroachment		Survey Boundary
	Easement		Right of Way		Encroachment		Survey Boundary

SURVEY	ARC LENGTH	BEARING	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
01	741.102	37° 27'	0° 22' 45"	518° 32' 20"	229.34

LEGAL DESCRIPTION

BEING a 1.59 acre tract of land situated in the James Sprawles Survey, Abstract Number 817, McLennan County, Texas and being a portion of a half of land donated in deed to Kyle Lee Lane (as set out on Volume 1461, Page 21 of the Deed Records of McLennan County, Texas and a portion of a half of land donated in deed to Marvin Ray Lantz, recorded in Volume 1461, Page 24 of the Deed Records of McLennan County, Texas and being more fully described by Index and Abstract as follows:

COMMENCEMENT at a 50' iron rod found at the southwest corner of a half of land donated in deed to the State of Texas, recorded in Deed Number 200305688 of the Official Public Records of McLennan County, Texas.

THENCE S 17° 07' 37" W, with the West line of said State of Texas tract, a distance of 176 feet to a 1/2" iron rod with cap stamped EAGLE SURVEYING set at the Southwest corner of said State of Texas tract, same being on the Southeast Right of Way (R.O.W.) line of W. Spring Valley Road (F.M. Highway 2133) and being the POINT OF BEGINNING.

THENCE N 87° 02' 17" E, with the South line of said State of Texas tract, same being on the South R.O.W. line of said W. Spring Valley Road (F.M. Highway 2133), a distance of 710.67 feet to a 1/2" iron rod with cap stamped R.P.S. 2475 found.

THENCE due and across said Kyle Lee Lane (as set out and said Marvin Ray Lantz had the following courses and distances:

S 27° 50' 19" E, a distance of 59.59 feet to a 1/2" iron rod with cap stamped R.P.S. 2475 found.

With a curve to the right having a radius of 378.75 feet, a delta angle of 0° 20' 42", a chord bearing of S 07° 35' 20" E, a chord length of 292.54 feet, and an arc length of 264.99 feet to a 1/2" iron rod found.

S 17° 34' 58" W, a distance of 49.07 feet to a 1/2" iron rod found.

N 77° 19' 12" W, a distance of 266.75 feet to a 1/2" iron rod with cap stamped R.P.S. 2475 found in the West line of said Kyle Lee Lane tract and the common East line of a half of land donated in deed to the State of Texas, recorded in Deed Number 201041234 of the Official Public Records of McLennan County, Texas.

THENCE who said common line the following courses and distances:

N 20° 39' 01" E, a distance of 121.50 feet from which a 1/2" iron rod found bears S 67° 28' 42" E, a distance of 81.87.

N 12° 02' 37" W, a distance of 88.11 feet to the POINT OF BEGINNING and containing 1.59 acres of more or less.

FLOOD NOTE

This property is located in Non-Backed Zone "A" as shown on the F.E.M.A. Flood Insurance Rate Map dated December 20, 2019 and is located in Community Number 48456 as shown on Map Number 48305C04D. The location of the Flood Zone is approximate no vertical datum was collected on the line of the survey. For the exact Flood Zone designation, please contact 1-877-FEMA-MAP.

SCHEDULE EXCEPTIONS OF COVERAGE

- Subject to the amounts as shown on Schedule "B" of the commitment provided by Fidelity National Title Insurance Company with C.F. No. LT-15155-1515510071 CF as set out below:
- 1501) Rights of parties to possession.
- 1502) Intentionally Deleted.
- 1503) Easement dated November 13, 1948 executed by F. M. Lantz and wife, Cora B. Lantz to Texas Power & Light Company, recorded in Volume 599, Page 340, Deed Records, McLennan County, Texas. UNABLE TO LOCATE AS DESCRIBED.
- 1504) Easement dated August 30, 1955, executed by F. M. Lantz and wife, Cora B. Lantz to the State of Texas, recorded in Volume 775, Page 361 and Volume 775, Page 364, Deed Records, McLennan County, Texas. UNABLE TO LOCATE AS DESCRIBED.
- 1505) Easement dated March 13, 1963, executed by F. M. Lantz and wife, Cora B. Lantz to the State of Texas, recorded in Volume 920, Page 420, Deed Records, McLennan County, Texas. DOES NOT AFFECT.
- 1506) Easement and Right of Way dated May 16, 1958, executed by F. M. Lantz to Texas Power & Light Company and Southwestern Bell Telephone Company, recorded in Volume 1051, Page 653, Deed Records, McLennan County, Texas. UNABLE TO LOCATE AS DESCRIBED.
- 1507) Easement dated September 13, 1973, executed by F. M. Lantz to Texas Power & Light Company and Southwestern Bell Telephone Company, recorded in Volume 1166, Page 321, Deed Records, McLennan County, Texas. UNABLE TO LOCATE AS DESCRIBED.
- 1508) Easement and Right of Way dated December 15, 2003, executed by Kyle Lee Lane to Oncor Electric Delivery Company, recorded under Clerk's File Number: 200404739, Official Public Records, McLennan County, Texas. DOES NOT AFFECT.
- 1509) Easement and Right of Way dated December 18, 2003, executed by Marvin Ray Lantz to Oncor Electric Delivery Company, recorded under Clerk's File Number: 200404741, Official Public Records, McLennan County, Texas. AFFECTS AS SHOWN.
- 1510) Easement and Right of Way dated August 14, 2006, executed by Kyle Lee Lane to Eagle Surveying Company, recorded under Clerk's File Number: 200603868, Official Public Records, McLennan County, Texas. AFFECTS AS SHOWN.
- 1511) Easement dated January 23, 2016, executed by Marvin Ray Lantz to City of Hewitt, Texas, recorded under Clerk's File Number: 201600769, Official Public Records, McLennan County, Texas. DOES NOT AFFECT.
- 1512) Easement dated January 23, 2016, executed by Kyle Lee Lane to City of Hewitt, Texas, recorded under Clerk's File Number: 201600769, Official Public Records, McLennan County, Texas. DOES NOT AFFECT.
- 1513) Oil and Gas Lease dated October 12, 1959, executed by F. M. Lantz and wife, Cora B. Lantz to Joe Thompson and being recorded in Volume 850, Page 60, Deed Records, McLennan County, Texas. Reference which instrument is here made for all purposes. TITLE is not affected by this instrument insofar as it does not affect mineral interests. DOES NOT AFFECT.
- 1514) Mineral Reservation reserved by grantor in deed dated December 2, 2004, recorded under Clerk's File Number: 200403883, Official Public Records, McLennan County, Texas. Reference to which instrument is here made for all purposes. TITLE is not affected by this instrument insofar as it does not affect mineral interests. DOES NOT AFFECT.
- 1515) If any portion of the proposed site area is the Owner's Title Policy coverage amount, it is hereby acknowledged that the following improvements, including encroachments will appear in Schedule B of any policy issued as indicated:
- Owner and Non-Relatives: Any and all items arising by reason of unpaid bills or items to be performed or materials furnished in connection with improvements placed or to be placed upon the subject land, insofar as the Company does not have the insured's approval, if any, in writing by the insured prior to the work being performed or materials furnished in connection with improvements placed or to be placed upon the subject land.
- Owner Policyholders Only: Liability for and/or at the date hereof a linked to \$ 0.00. Liability shall increase as contemplated improvements are made. No limit on any loss payable hereunder shall be limited to said loss plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditure made for improvements subsequent to the date of this policy shall be deemed made up of the date of this policy, if insured, until the liability of the Company hereunder exceeds the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any period of coverage of this policy.
- Loss Policyholders Only: Pending determination of the fact proceeds of the loss caused by the loss involved in this Schedule A thereof, this policy shall apply only to the extent of the actual activity described but increase as each determination is made in good faith and without knowledge of any defect in, or objection to, the title on the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any period of coverage of this policy. DOES AFFECT - NOT A SURVEY MATTER.
- 1516) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, coverage, and immunities relating thereto appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest not listed in Schedule B. DOES AFFECT - NOT A SURVEY MATTER.

SURVEYORS CERTIFICATION

This survey is certified to Fidelity National Title Insurance Company, F.N.T. Insurance, Title of Texas, Inc., Class Development Acquisition, LLC, Kyle Lee Lane, and Marvin Ray Lantz and is only valid for C.F. No. LT-15155-1515510071 CF with an effective date of August 13th, 2011 and issued on September 1st, 2011 at 8:00 a.m.

This is a legally valid map or plat and the survey was made in accordance with the 2021 Minimum Standards Deeds Requirement of the ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a) & (b), 8, 9, 10, 11(a) & (b), 13, 14, 15, 16, 17 & 18 of Table A thereof. The survey was completed on August 9th, 2021.

This map or plat was prepared on 8/9/2021

Jed A. Donath
F.O.B. COVER
#P.L.S. #3981



JOB NUMBER 2107-027-02	Eagle Surveying, LLC 210 South Elm Street Suite 104 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	PROPERTY ADDRESS 1711 WEST SPRING VALLEY ROAD HEWITT, TX
DATE 08/12/2021		
REVISION 09/20/2021		
DRAWN BY TMR		

SCHEDULE A
(continued)

4. Legal description of land:

For APN/Parcel ID(s): 141935

BEING a 1.59 acre tract of land situated in the James Sprowls Survey, Abstract Number 817, McLennan County, Texas and being a portion of a tract of land described in deed to Kyle Lee Lands, recorded in Volume 1460, Page 77 of the Deed Records of McLennan County, Texas and a portion of a tract of land described in deed to Marvin Ray Lands, recorded in Volume 1460, Page 74 of the Deed Records of McLennan County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found at the Northwest corner of a tract of land described in deed to the State of Texas, recorded in Document Number 2005000885 of the Official Public Records of McLennan County, Texas;

THENCE S 12°09'37" E, with the West line of said State of Texas tract, a distance of 7.76 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said State of Texas tract, same being in the Southeast Right-of-Way (R.O.W.) line of W. Spring Valley Road/F.M. Highway 2113 and being the POINT OF BEGINNING;

THENCE N 62°00'17" E with the South line of said State of Texas tract, same being the South R.O.W. line of said W. Spring Valley Road/F.M. Highway 2113, a distance of 210.62 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found;

THENCE over and across said Kyle Lee Lands tract and said Marvin Ray Lands tract the following courses and distances;

S 27°50'19" E, a distance of 59.19 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found;

With a curve to the right having a radius of 376.29 feet, a delta angle of 40°20'49", a chord bearing of S 07°35'26" E, a chord length of 259.54 feet, and an arc length of 264.98 feet to a 1/2" iron rod found;

S 12°34'58" W, a distance of 49.02 feet to a 1/2" iron rod found;

N 77°17'10" W a distance of 266.75 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found in the West line of said Kyle Lee Lands tract and the common East line of a tract of land described in deed to Walker Whitsell Construction And Development, Inc., recorded in Document Number 2019019298 of the Official Public Records of McLennan County, Texas;

THENCE with said common line the following courses and distances;

N 20°04'01" E, a distance of 121.10 feet from which a 1/2" iron rod found bent bears S 01°29'49" E, a distance of 0.8';

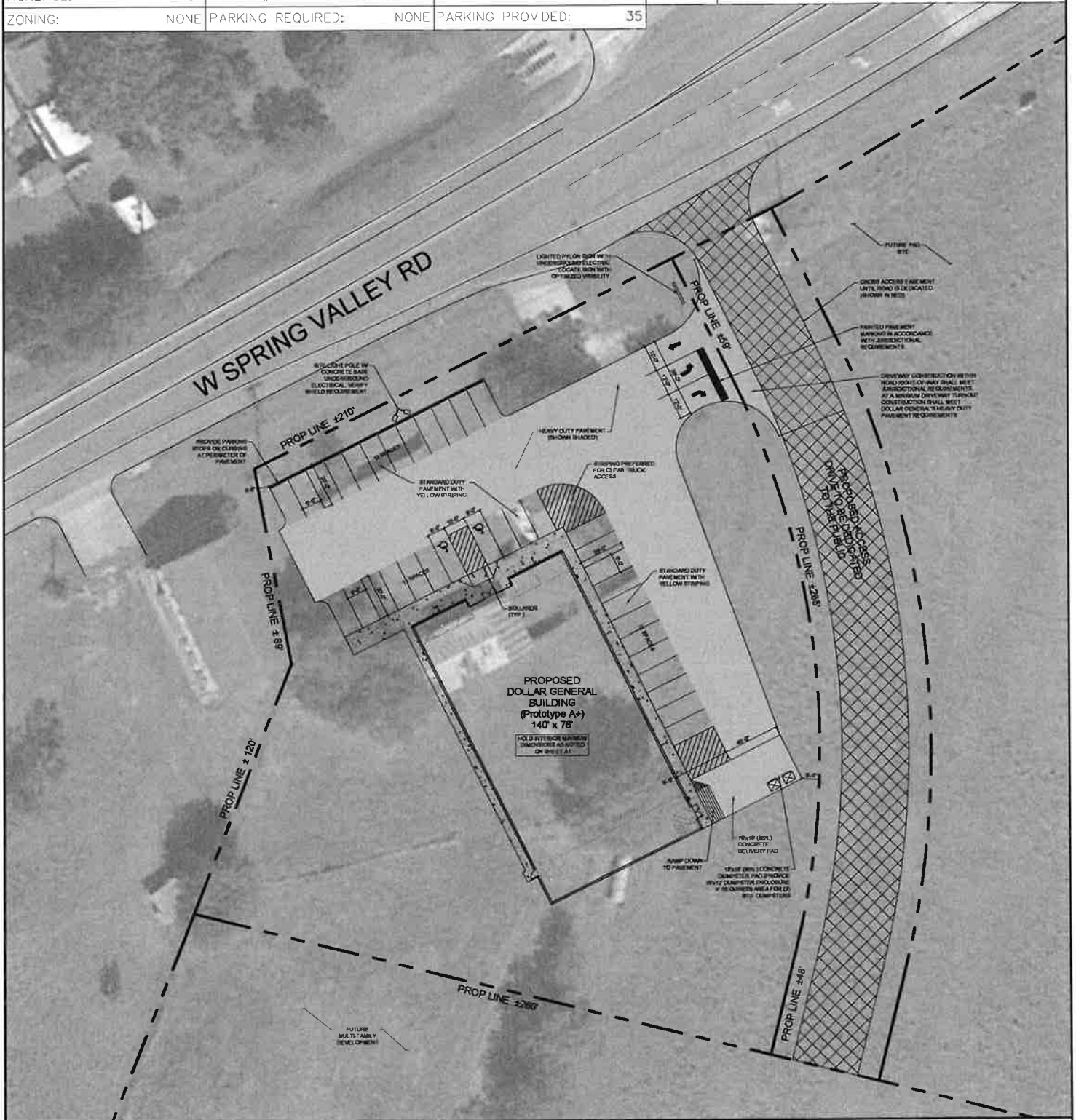
N 12°09'37" W, a distance of 88.11 feet to the POINT OF BEGINNING and containing 1.59 acres of land more or less.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

PRELIMINARY SITE PLAN

HEWITT, TEXAS 76643
S. HEWITT DR.

PROTOTYPE:	'A+'	DEVELOPER	DESIGNER	DATE:
BLDG/SALES/REC SF:	10,640/8,513/1,177	COMPANY: CROSS DEVELOPMENT	COMPANY: CROSS ENGINEERING	6-10-21
ACREAGE:	±1.6	PHONE #: 903.647.4924	PHONE #: 972.562.4409	
ZONING:	NONE	PARKING REQUIRED:	NONE	PARKING PROVIDED: 35



NOTES:

1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

MEMO

To: Mr. Joe Dell, Cross Development LLC
From: Ken Anderson, KD Anderson & Associates, Inc.
Date: October 8, 2014
Re: Trip Generation and Parking Generation Assessment for Dollar General Stores

Study Overview

Project Description. Dollar General Stores is a chain of small to medium sized convenience oriented discount stores that are prevalent on the east coast but have only recently appeared in California. As we understand, the Dollar General Stores are typically stand-alone 9,100 sf retail stores located off of state highways and local “Main Streets” in suburban and rural areas. In many jurisdictions local agencies and the California Department of Transportation (Caltrans) require additional information regarding the trip generation and parking characteristics of Dollar General Stores before deciding whether formal traffic impact studies and parking variances will be required as part of their site design approval or as part of project review under the California Environmental Quality Act (CEQA). This memo transmits the results of our Trip Generation / Parking Generation Assessment that provides that initial information.

Trip Generation. Traffic engineers characterize the vehicle movements into and out of a business in terms of “trip ends”. Each time a customer or employee travels to a business and then departs one inbound and one outbound trip will be generated. The number of trips associated with new development is estimated based on statistics derived from observation of similar uses. The trip generation forecast for Dollar General Stores has been based on review of trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 9th Edition (2012)*, as well as a survey of similar stores conducted in 2011 for the Florida Department of Transportation (FDOT).

ITE Code 824 Variety Store most closely approximates the characteristics of Dollar General Stores in terms of store size and characteristics. The Trip Generation Manual notes:

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as “dollar stores”. Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes standalone sites, but they may also be located in small strip shopping centers.

The Trip Generation Manual notes that the site surveys reported for this use were collected in 2010 in Florida. That is also the data presented in the 2011 FDOT survey.

As noted in Table 1 the typical Dollar General Store is expected to generate approximately 583 daily, 35 a.m. and 63 p.m. peak hour trips measured at the stores driveways. The 2011 FDOT study noted that on

KD Anderson & Associates, Inc.

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • Fax (916) 660-1535

average 34% of the trips made to the store are classified as “pass-by” trips drawn from the stream of traffic already passing the site. Thus, we expect the a Dollar General Store will generate 385 “new” daily trips with 23 “new” trips in the a.m. peak hour and 41 “new” trips during the p.m. peak hour.

**TABLE 1
 DOLLAR GENERAL STORES TRIP GENERATION RATES / FORECASTS**

Land Use / ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Variety Store (814)	ksf	64.03	50%	50%	3.81-	50%	50%	6.82
Dollar General Stores	9.1 ksf	583	18	17	35	32	31	63
Less Pass-by Trips	<34%>	198	<6>	<6>	<12>	<11>	<11>	<22>
Net New Trips		385	12	11	23	21	20	41
Institute of Transportation Engineers, <i>Trip Generation Manual, 9th Edition</i> or Trip Generation Characteristics of Discount/Home Improvement Superstores/Major Distribution Centers and Small Box Stores, Wilbur Smith Associates, February 2, 2011								

Truck Trips. The typical store will receive regular deliveries from the Dollar General Stores regional distribution center. Typically 3 full size trucks will visit the store each week, although smaller single unit trucks may visit each day. Some of the full size trucks are expected to be STAA trucks (53’) permitted on California highways under the Surface Transportation Authorization Act. Deliveries would not be expected during the a.m. and p.m. peak commute hours.

Parking Generation

The ITE publication *Parking Generation, 4th Edition (2010)* presents the result of parking demand surveys conducted for various land uses. While that source provides guidance for collecting parking demand data and for developing parking generation rates, no specific information has been developed for Dollar General Stores. New parking demand data was developed based on observations at three northern California Dollar General Stores in September 2014.

The results of these surveys are attached and summarized in Table 2. As part of the survey the number of occupied parking spaces was identified by observation on 15 minute intervals for those hours that each store was open. This data was reviewed and the time period with the greatest number of occupied spaces was identified. As noted in Table 2, the maximum number of occupied spaces ranged from 9 to 11 on the weekday, and from 9 to 13 on Saturday. The average for the three stores was determined to be a maximum of 10 occupied spaces on the weekday and 11.33 occupied spaces on Saturday.

KDA

**TABLE 2
 DOLLAR GENERAL STORES PARKING DEMAND**

	Gridley, CA		Los Molinos, CA		Orland, CA	
	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014
Building ksf	9.1		9.1		9.1	
Total On-Site Parking Spaces	30		32		29	
Time of Peak Parking Demand	1:00 pm	1:45 pm	3:30 pm	11:00 am	10:45 am	2:45 pm
Maximum Number of Occupied Spaces	9	9	10	12	11	13
Average Maximum Occupied Parking Spaces					10.00	11.33
Average Maximum Occupied Spaces per ksf					1.10	1.25

KDA

APPENDIX

Parking Survey Results

KDA

14-7633-001 Dollar General Parking Study

1480 Highway 99, Gridley, CA 95948

Inventory: 30 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	5
8:15 AM	3	3:15 PM	5
8:30 AM	2	3:30 PM	7
8:45 AM	2	3:45 PM	8
9:00 AM	2	4:00 PM	9
9:15 AM	2	4:15 PM	6
9:30 AM	3	4:30 PM	5
9:45 AM	3	4:45 PM	7
10:00 AM	4	5:00 PM	8
10:15 AM	4	5:15 PM	7
10:30 AM	3	5:30 PM	7
10:45 AM	2	5:45 PM	6
11:00 AM	2	6:00 PM	6
11:15 AM	3	6:15 PM	4
11:30 AM	4	6:30 PM	6
11:45 AM	5	6:45 PM	4
12:00 PM	8	7:00 PM	4
12:15 PM	7	7:15 PM	3
12:30 PM	6	7:30 PM	3
12:45 PM	5	7:45 PM	5
1:00 PM	9	8:00 PM	5
1:15 PM	9	8:15 PM	5
1:30 PM	4	8:30 PM	5
1:45 PM	6	8:45 PM	4
2:00 PM	7	9:00 PM	3
2:15 PM	4	9:15 PM	3
2:30 PM	5	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	0

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	6
8:15 AM	3	3:15 PM	3
8:30 AM	3	3:30 PM	5
8:45 AM	3	3:45 PM	7
9:00 AM	3	4:00 PM	7
9:15 AM	3	4:15 PM	6
9:30 AM	3	4:30 PM	9
9:45 AM	3	4:45 PM	9
10:00 AM	2	5:00 PM	8
10:15 AM	3	5:15 PM	7
10:30 AM	2	5:30 PM	6
10:45 AM	3	5:45 PM	5
11:00 AM	8	6:00 PM	6
11:15 AM	4	6:15 PM	8
11:30 AM	2	6:30 PM	3
11:45 AM	3	6:45 PM	4
12:00 PM	4	7:00 PM	4
12:15 PM	3	7:15 PM	5
12:30 PM	3	7:30 PM	5
12:45 PM	5	7:45 PM	4
1:00 PM	5	8:00 PM	5
1:15 PM	5	8:15 PM	5
1:30 PM	4	8:30 PM	4
1:45 PM	9	8:45 PM	4
2:00 PM	8	9:00 PM	3
2:15 PM	5	9:15 PM	3
2:30 PM	5	9:30 PM	1
2:45 PM	6	9:45 PM	1
		10:00 PM	1

14-7633-002 Dollar General Parking Study

851 Newville Road, Orland, CA 95963

Inventory: 29 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	2	3:00 PM	3
8:15 AM	1	3:15 PM	3
8:30 AM	4	3:30 PM	6
8:45 AM	4	3:45 PM	2
9:00 AM	3	4:00 PM	4
9:15 AM	4	4:15 PM	7
9:30 AM	6	4:30 PM	5
9:45 AM	5	4:45 PM	6
10:00 AM	7	5:00 PM	6
10:15 AM	8	5:15 PM	3
10:30 AM	7	5:30 PM	5
10:45 AM	11	5:45 PM	8
11:00 AM	8	6:00 PM	7
11:15 AM	11	6:15 PM	8
11:30 AM	4	6:30 PM	5
11:45 AM	4	6:45 PM	6
12:00 PM	7	7:00 PM	6
12:15 PM	4	7:15 PM	5
12:30 PM	6	7:30 PM	4
12:45 PM	5	7:45 PM	1
1:00 PM	5	8:00 PM	4
1:15 PM	6	8:15 PM	6
1:30 PM	7	8:30 PM	4
1:45 PM	5	8:45 PM	2
2:00 PM	4	9:00 PM	2
2:15 PM	5	9:15 PM	5
2:30 PM	7	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	1

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	3	3:00 PM	3
8:15 AM	4	3:15 PM	4
8:30 AM	3	3:30 PM	4
8:45 AM	2	3:45 PM	5
9:00 AM	6	4:00 PM	9
9:15 AM	5	4:15 PM	7
9:30 AM	4	4:30 PM	4
9:45 AM	5	4:45 PM	8
10:00 AM	3	5:00 PM	9
10:15 AM	4	5:15 PM	5
10:30 AM	7	5:30 PM	6
10:45 AM	6	5:45 PM	2
11:00 AM	6	6:00 PM	4
11:15 AM	8	6:15 PM	3
11:30 AM	6	6:30 PM	5
11:45 AM	8	6:45 PM	7
12:00 PM	10	7:00 PM	7
12:15 PM	7	7:15 PM	10
12:30 PM	9	7:30 PM	3
12:45 PM	6	7:45 PM	3
1:00 PM	8	8:00 PM	1
1:15 PM	8	8:15 PM	4
1:30 PM	6	8:30 PM	7
1:45 PM	10	8:45 PM	5
2:00 PM	9	9:00 PM	5
2:15 PM	10	9:15 PM	4
2:30 PM	6	9:30 PM	2
2:45 PM	13	9:45 PM	2
		10:00 PM	1

14-7633-003 Dollar General Parking Study

7921 Highway 99e, Los Molinos, CA 96055

Inventory: 32 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	7
8:15 AM	1	3:15 PM	9
8:30 AM	3	3:30 PM	10
8:45 AM	4	3:45 PM	5
9:00 AM	4	4:00 PM	7
9:15 AM	3	4:15 PM	8
9:30 AM	2	4:30 PM	5
9:45 AM	3	4:45 PM	3
10:00 AM	2	5:00 PM	9
10:15 AM	6	5:15 PM	6
10:30 AM	6	5:30 PM	9
10:45 AM	5	5:45 PM	5
11:00 AM	4	6:00 PM	7
11:15 AM	6	6:15 PM	8
11:30 AM	7	6:30 PM	9
11:45 AM	6	6:45 PM	7
12:00 PM	2	7:00 PM	5
12:15 PM	4	7:15 PM	8
12:30 PM	7	7:30 PM	7
12:45 PM	6	7:45 PM	6
1:00 PM	4	8:00 PM	7
1:15 PM	8	8:15 PM	7
1:30 PM	5	8:30 PM	5
1:45 PM	7	8:45 PM	6
2:00 PM	6	9:00 PM	8
2:15 PM	5	9:15 PM	4
2:30 PM	6	9:30 PM	4
2:45 PM	5	9:45 PM	2
		10:00 PM	2

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	11
8:15 AM	1	3:15 PM	8
8:30 AM	4	3:30 PM	6
8:45 AM	2	3:45 PM	6
9:00 AM	3	4:00 PM	3
9:15 AM	3	4:15 PM	6
9:30 AM	5	4:30 PM	7
9:45 AM	3	4:45 PM	8
10:00 AM	5	5:00 PM	6
10:15 AM	4	5:15 PM	5
10:30 AM	6	5:30 PM	7
10:45 AM	9	5:45 PM	9
11:00 AM	12	6:00 PM	5
11:15 AM	5	6:15 PM	5
11:30 AM	3	6:30 PM	7
11:45 AM	3	6:45 PM	3
12:00 PM	5	7:00 PM	6
12:15 PM	7	7:15 PM	4
12:30 PM	7	7:30 PM	6
12:45 PM	8	7:45 PM	5
1:00 PM	5	8:00 PM	5
1:15 PM	6	8:15 PM	3
1:30 PM	5	8:30 PM	5
1:45 PM	4	8:45 PM	2
2:00 PM	4	9:00 PM	8
2:15 PM	6	9:15 PM	6
2:30 PM	7	9:30 PM	5
2:45 PM	9	9:45 PM	2
		10:00 PM	1



Board of Adjustment Application of Variance

**As referenced on MCAD #403299: FOUR SEASONS
Block 2 Lot 1 Acres 8.39**

Legal Description of Property: _____

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.

_____ **600 E Pantherway, Hewitt, TX 76643** _____

Number of Lots: _____ Number of Acres: **8.39** Flood Zone: _____

Zoning Classification: **R-4**

Existing Building(s) on Property: _____ **None** _____

Total Square footage of all buildings on Property: _____ **None** _____

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): _____

_____ **This multi-family apartment development is requesting a variance to allow for 1.7 parking spaces per 1 unit and 1 space per 200 SF of common area.** _____

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

_____ **City of Hewitt Code Part 2 Section 2.104.B.1** _____

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

Ownership (deed): Doc. #/MCC No.: _____ **2019015510 / 2018012635** _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): _____ **2/17/22** _____

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:	R G PLUS, LLC Russ Davis
Telephone Number:	254-640-0947
Mailing Address:	367 Broughton Drive, Woodway, TX 76712
Email Address:	RussDavisHomes@gmail.com
Signature of Property Owner:	<small>DocuSigned by:</small>  <small>C999EE85C8FC47A...</small>
Date:	2/8/2022
Name of Applicant/Representative:	Sunrise Hospitality Inc. or Assigns Raju Patel
Telephone Number:	254-718-5883
Mailing Address:	404 Crown Ridge Point, Woodway, TX 76712
Email Address:	Stratfordhouseinn@gmail.com
Signature of Applicant/Representative:	<small>DocuSigned by:</small>  <small>65CAF486B43E439...</small>
Date:	2/1/2022



Board of Adjustment Application of Variance

**As referenced on MCAD #403299: FOUR SEASONS
Block 2 Lot 1 Acres 8.39**

Legal Description of Property: _____

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.

_____ **600 E Pantherway, Hewitt, TX 76643** _____

Number of Lots: _____ Number of Acres: **8.39** Flood Zone: _____

Zoning Classification: **R-4** _____

Existing Building(s) on Property: _____ **None** _____

Total Square footage of all buildings on Property: _____ **None** _____

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): _____

_____ **This multi-family apartment development plans to vary from the ordinance by a height increase of a height to be determined over the 35 feet maximum.** _____

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

_____ **City of Hewitt Code Part 5 Section 5.101.A.1** _____

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

Ownership (deed): Doc. #/MCC No.: _____ **2019015510 / 2018012635** _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): _____ **2/17/22** _____

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.

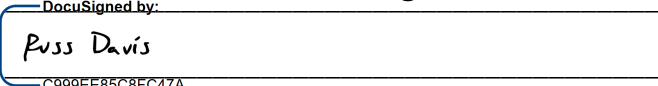
R G PLUS, LLC
Russ Davis

Name of Property Owner: _____

Telephone Number: _____ **254-640-0947** _____

Mailing Address: _____ **367 Broughton Drive, Woodway, TX 76712** _____

Email Address: _____ **RussDavisHomes@gmail.com** _____

Signature of Property Owner:  _____
DocuSigned by:
C999EE85C8FC47A...

Date: _____ **2/8/2022** _____

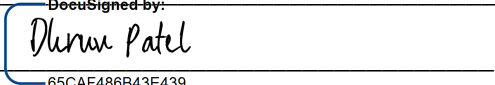
Sunrise Hospitality Inc. or Assigns
Raju Patel

Name of Applicant/Representative: _____

Telephone Number: _____ **254-718-5883** _____

Mailing Address: _____ **404 Crown Ridge Point, Woodway, TX 76712** _____

Email Address: _____ **Stratfordhouseinn@gmail.com** _____

Signature of Applicant/Representative:  _____
DocuSigned by:
65CAF486B43E439...

Date: _____ **2/1/2022** _____

HEWITT TEXAS

Board of Adjustment Application of Variance

**As referenced on MCAD #403299: FOUR SEASONS
Block 2 Lot 1 Acres 8.39**

Legal Description of Property: _____

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.

_____ **600 E Pantherway, Hewitt, TX 76643** _____

Number of Lots: _____ Number of Acres: **8.39** Flood Zone: _____

Zoning Classification: **R-4**

Existing Building(s) on Property: _____ **None** _____

Total Square footage of all buildings on Property: _____ **None** _____

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): _____

_____ **This multi-family apartment development plans to vary from the ordinance by an increase from two (2) stories to three (3) stories.** _____

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

_____ **City of Hewitt Code Part 5 Section 5.101.A.1** _____

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

Ownership (deed): Doc. #/MCC No.: _____ **2019015510 / 2018012635** _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): _____ **2/17/22** _____

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

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R G PLUS, LLC
Russ Davis

Name of Property Owner: _____

Telephone Number: _____ **254-640-0947** _____

Mailing Address: _____ **367 Broughton Drive, Woodway, TX 76712** _____

Email Address: _____ **RussDavisHomes@gmail.com** _____

Signature of Property Owner:  _____
DocuSigned by: C999EE85C8FC47A...

Date: _____ **2/8/2022** _____

Name of Applicant/Representative: _____ **Sunrise Hospitality Inc. or Assigns** _____
Raju Patel

Telephone Number: _____ **254-718-5883** _____

Mailing Address: _____ **404 Crown Ridge Point, Woodway, TX 76712** _____

Email Address: _____ **Stratfordhouseinn@gmail.com** _____

Signature of Applicant/Representative:  _____
DocuSigned by: 65CAF486B43E439...

Date: _____ **2/1/2022** _____



Board of Adjustment Application of Variance

**As referenced on MCAD #403299: FOUR SEASONS
Block 2 Lot 1 Acres 8.39**

Legal Description of Property: _____

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.

_____ **600 E Pantherway, Hewitt, TX 76643** _____

Number of Lots: _____ Number of Acres: **8.39** Flood Zone: _____

Zoning Classification: **R-4** _____

Existing Building(s) on Property: _____ **None** _____

Total Square footage of all buildings on Property: _____ **None** _____

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): _____

_____ **This multi-family apartment development plans to vary from the ordinance by no more than thirteen (13) units total or an increase of 1.5 units per acre.** _____

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

_____ **City of Hewitt Code Part 2 Section 2.104.B.1** _____

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

Ownership (deed): Doc. #/MCC No.: _____ **2019015510 / 2018012635** _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): _____ **2/17/22** _____

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

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Signature of Property Owner:  _____
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Sunrise Hospitality Inc. or Assigns
Raju Patel

Name of Applicant/Representative: _____

Telephone Number: _____ **254-718-5883** _____

Mailing Address: _____ **404 Crown Ridge Point, Woodway, TX 76712** _____

Email Address: _____ **Stratfordhouseinn@gmail.com** _____

Signature of Applicant/Representative:  _____
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