

**ORDINANCE NO. 2022-12**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS  
GRANTING A VARIANCE TO SECTION 58-7(p) SIGN REQUIREMENTS FOR  
NON-RESIDENTIAL USES OF THE CODE OF ORDINANCES OF THE CITY OF  
HEWITT, TEXAS TO ALLOW FOR SIGN REQUESTED BY DEVELOPMENT  
LOCATED AT 325 ENTERPRISE BLVD., HEWITT, TEXAS (STARBUCKS)**

CAME ON FOR CONSIDERATION a variance request by Sensato Development (“Applicant”) for a pylon sign to be located at its development at 325 Enterprise BLVD., Hewitt, Texas. The development meets the requirements of developments adjacent to IH-35, qualifying to apply for a variance under Section 58-2.1 of the Hewitt Code of Ordinances. After a public hearing on the variance the City Council considered and acted on the variance request.

Based on the information provided it is FOUND that the Applicant is entitled to the variance requested because:

- 1) the topography or other special condition of the property not caused by the applicant supports granting the variance to improve sign visibility; and/or
- 2) intervening structures or signs would block or substantially block the view from the Interstate of a sign standardly required in this Chapter, and the variance would enhance sign visibility

It is further FOUND that:

- a) The requested sign will not block the view from Enterprise Blvd. of any other sign or structure, or otherwise have a serious adverse effect on the use and enjoyment of neighboring properties;
- b) The applicant will suffer a substantial hardship if the variance is not granted due to less utilization of its development;
- c) Granting the variance would not be contrary to the public interest and is within the spirit of the ordinance and past practices; and
- d) The variance would further substantial justice and fairness.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS THAT:**

1. The recitals set forth above are incorporated and made findings of fact; and
2. The variance requested by Sensato Development (Starbucks) for a 40-foot-tall pylon sign with a facing of approximately 80 square feet is approved to be located at its development at 325 Enterprise Blvd., Hewitt, Texas is GRANTED.

**PASSED AND APPROVED:** September \_\_\_\_, 2022.

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Steve Fortenberry, Mayor  
City of Hewitt, Texas

**Attest:**

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Lydia Lopez  
City Secretary

**APPROVED AS TO FORM AND LEGALITY:**

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Michael W. Dixon, City Attorney