

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

May 2, 2023 at 6:00 PM

Hewitt Public Safety Training Facility, 100 Patriot Court, Hewitt, TX 76643

AGENDA

Commission: Walter H. Peterson, Chairman

Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix, Paul Lasater

City Staff: Bo Thomas - City Manager, Miles Whitney - City Engineer, Tracy Lankford -
Community Development Director, Brittney Cantu - Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6 PM in the City of Hewitt Council Chambers unless otherwise posted.

CALL TO ORDER

PUBLIC HEARINGS

1. Consider a request of Patrick Matus to rezone the property located at O'Campo C Abstract 32 McLennan CAD Property ID Number 138893 located in the 700 Block of North Old Temple Road from B-P Business Park to R-4 Multi-Family Residential.
2. Consider a request of Patrick Matus to rezone the properties located at Commerce Park @ I-35, Lot 11b, Block 2, and Lot 13, Block 2 located in the 600 Block of Alliance Parkway from M - Manufacturing District to R-4 Multi-family Residential District.

REGULAR AGENDA ITEMS

3. Consider a request of Patrick Matus to rezone the property located at O'Campo C Abstract 32 McLennan CAD Property ID Number 138893 located in the 700 Block of North Old Temple Road from B-P Business Park to R-4 Multi-Family Residential.
4. Consider a request of Patrick Matus to rezone the properties located at Commerce Park @ I-35, Lot 11b, Block 2, and Lot 13, Block 2 located in the 600 Block of Alliance Parkway from M - Manufacturing District to R-4 Multi-family Residential District.

5. Consider approval of minutes for the April 4, 2023 Planning and Zoning Commission Regular Meeting.

ADJOURNMENT

I, the undersigned authority, do hereby certify that the above notice of a meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall on April 28, 2023, by 5:00 PM.

CITY OF HEWITT

Brittney Cantu
City of Hewitt Zoning Secretary

In compliance with the Americans with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with accessible parking available at the front of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting by calling the Zoning Secretary at 254.666.6173.

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: O'Campo CA-32, Commerce PK ^{LOT 13} Blk 2, Commerce PK ^{LOT 11B} Blk 2

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.

Alliance Parkway to Old Temple Road

Zoning Change From B-P, M to R4

Please describe the interest in property:

TO BUILD APARTMENTS

Existing Building(s) on Property: NONE

Total square feet of all Buildings on Property: NONE

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

Ownership (deed): Doc. #/MCC No.: MCAD # 384551, 138893, 358083

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 5-2-23

The rezoning 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) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes - Must be in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit one (1) copy of building plans, if existing building(s) exist.
4. Non-refundable application fee (see Fee Schedule)
5. 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 Planning and Zoning Commission 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 Planning and Zoning Commission 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 Planning and Zoning Commission 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 Planning and Zoning Commission 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:

CURT LILES

Telephone Number:

254-717-4143


Mailing Address:

P.O. Box 20545, Plano, TX 75072

Email Address:

cliles@hotmail.com

Signature of Property Owner:



Date:

3/17/23

Name of Applicant/Representative:

PATRICK MATUS

Telephone Number:

254-722-6667

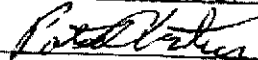
Mailing Address:

P.O. Box 259, Hewitt 76643

Email Address:

PATRICK@TEAMMATUS.COM

Signature of Applicant/Representative:



Date:

3-10-23

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 Planning and Zoning Commission 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 Planning and Zoning Commission 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 Planning and Zoning Commission 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 Planning and Zoning Commission 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: Nick Barrera
Telephone Number: 254-717-0672
Mailing Address: P.O. Box 445, Hewitt, 76643
Email Address: nickbarrera11@yahoo.com
Signature of Property Owner: Nick Barrera
Date: 3/20/2023

Name of Applicant/Representative: PATRICK MATUS
Telephone Number: 254-722-6667
Mailing Address: P.O. Box 259, Hewitt 76643
Email Address: PATRICK@TEAMMATUS.COM
Signature of Applicant/Representative: Patrick Matus
Date: 3-10-23

March 30, 2023

Tracy Lankford
Community Development Director
City of Hewitt
200 Patriot Court
Hewitt, TX 76643

Re: Authorization to Rezone Property

Mr. Lankford,

We are currently under contract to sell approximately 26.67 acres of land to Mr. Patrick Matus of Team Matus Real Estate, LLC.

The property is known as:

MCAD Prop ID #138893 23.7 Acres Tract A-32 C O'Campo Survey

MCAD Prop ID #376640 1.959 Acres Lot 4B, Block 2 Commerce Park @ I-35 Hewitt

MCAD Prop ID #358083 1.00 Acres Lot 11B, Block 2 Commerce Park @ I-35 Hewitt

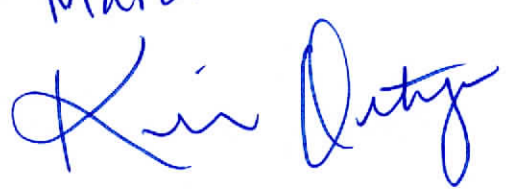
This letter shall serve as our authorization for Mr. Matus to apply for and rezone all or part of the entire 26.67 acres to R-4 Multifamily Zoning as he sees fit.

Respectfully,



Nick Barrera
Bar5C Investments, LLC
201 Sun Valley Blvd
Hewitt, TX 76643

State of Texas
County of McLennan
This instrument was acknowledged before me
on March 31, 2023 by Kenia Ortega.



March 30, 2023

Tracy Lankford
Community Development Director
City of Hewitt
200 Patriot Court
Hewitt, TX 76643

Re: Authorization to Rezone Property

Mr. Lankford,

We are currently under contract to sell approximately 9.9 acres of land to Mr. Patrick Matus of Team Matus Real Estate, LLC.

The property is known as:

335947 COMMERCE PK @ 1-35 HEWITT Lot 4A Block 2 Acres 6.917
384551 COMMERCE PK @ 1-35 HEWITT Lot 13 Block 2 Acres 2.9929

This letter shall serve as our authorization for Mr. Matus to apply for and rezone all or part of the entire 9.9 acres as he sees fit.


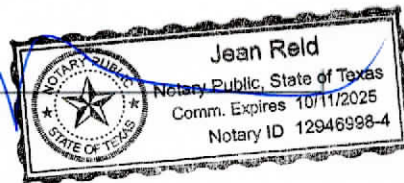
Respectfully,


4829254682579103XT
Curt Liles
Intrust Properties

STATE OF Texas §
COUNTY OF McLennan §
§

The foregoing instrument was acknowledged before me this 3rd day of April, 2023, by Curt Liles, member of the ACC.

(Seal and Expiration Date)


Notary Public


HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 4, 2023 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Brian Dalrymple, Bobby Drake, Paul Lasater

Members Absent: Dustin Crawford, Mike Hix

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

- 1. Call Planning and Zoning Commission Meeting to order.** *Chairman Walt Peterson called the meeting to order at 6:07PM.*
- 2. Consider approval of minutes for the August 2, 2022 Planning and Zoning Commission regular meeting.** *A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
- 3. Public Hearing: Consider a request of Kirby Smith Machinery, KSMI Properties LLC, to rezone a portion of James Sprowl Survey, Abstract 817 16.572 acres, located at the southwest corner of I-35 Frontage Road and South Hewitt Drive, from R-1 Single Family Residential District to C-O Outdoor Commercial District.** *Public Hearing opened at 6:08PM; Korey Smith, a representative from Walker Partners was present, but no questions were asked of him. Tracy Lankford spoke stating that approximately half of the property was currently zoned for outdoor commercial and that they were requesting that the remainder of the tract be zoned the same. Staff recommends approval of the rezone request as presented. Public Hearing closed at 6:10PM.*
- 4. Discussion and possible action: Consider a request of Kirby Smith Machinery, KSMI Properties LLC, to rezone a portion of James Sprowl Survey, Abstract 817 16.572 acres, located at the southwest corner of I-35 Frontage Road and South Hewitt Drive, from R-1 Single Family Residential District to C-O Outdoor Commercial District.** *A motion was made by Travis Bailey, seconded by Brian Dalrymple, to recommend approval of rezone request. All five in favor, request to go before City Council on April 17, 2023.*
- 5. Adjourn.** *A motion was made by Travis Bailey, seconded by Paul Lasater, to adjourn meeting. All five in favor, meeting adjourned at 6:12PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary