

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

March 7, 2024 at 6:00 PM

Hewitt City Hall, 200 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 HEARING(S) AND RELATED ACTION

1. Consider a request of Jonathan Kerby to rezone a portion of Sprowles J Acres 50.7692 at the Southwest Corner of N Interstaste 35 Frontage Road and South Hewitt Drive from R-1 Single Family Residential to C-2 General Commercial.
2. Consider a request of Jonathan Kerby to rezone a portion of Sprowles J Acres 50.7692 at the Southwest Corner of N Interstaste 35 Frontage Road and South Hewitt Drive from C-O Outdoor Commercial to C-2 General Commercial.

REGULAR AGENDA ITEMS

3. Consider a request of Jonathan Kerby to rezone a portion of Sprowles J Acres 50.7692 at the Southwest Corner of N Interstaste 35 Frontage Road and South Hewitt Drive from R-1 Single Family Residential to C-2 General Commercial.
4. Consider a request of Jonathan Kerby to rezone a portion of Sprowles J Acres 50.7692 at the Southwest Corner of N Interstaste 35 Frontage Road and South Hewitt Drive from C-O Outdoor Commercial to C-2 General Commercial.
5. Consider approval of minutes for the December 5, 2023 regular Planning and Zoning 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 March 4, by 5:00 PM.

CITY OF HEWITT

Brittney Cantu

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: SPROWLES J Acres 50.7692

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.

±37.10 Acres @ SWC of N Interstate 35 Frontage Rd & S Hewitt Dr Hewitt, TX 76643

Zoning Change From R-1 & C-O to C-2

Please describe the interest in property:

The property is being developed to serve retail tenants.

Existing Building(s) on Property: N/A

Total square feet of all Buildings on Property: N/A

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

Ownership (deed): Doc. #/MCC No.: 2015032867

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 03/05/2024

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: WARREN BROTHERS FARMS LLC

Telephone Number: _____

Mailing Address: 4508 UNIVERSITY BLVD UNIT C, DALLAS, TX, 75205

Email Address: _____

Signature of Property Owner: *Peggy Sumner*

Date: *1/30/2024*

Name of Applicant/Representative: JONATHAN KERBY

Telephone Number: 972-770-1370

Mailing Address: 2600 N. CENTRAL EXPRESSWAY, SUITE 400, RICHARDSON, TX 75080

Email Address: JONATHAN.KERBY@KIMLEY-HORN.COM

Signature of Applicant/Representative: *[Signature]*

Date: *1/31/2024*

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

December 5, 2023 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

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

CALL TO ORDER

Members Present: Chairman Walt Peterson, Travis Bailey, Dustin Crawford, Brian Dalrymple, Bobby Drake, Mike Hix, Paul Lasater

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Community Development Coordinator

Chairman Walt Peterson called the meeting to order at 6:00PM.

PUBLIC HEARING(S) AND RELATED ACTION

1. Consider a request by Indiana Cahill for a special permit request for a daycare to be located at 425 Sagewood Drive, more particularly described as Chapman Farms Addition Phase II, Lot 7, Block 4.

Public Hearing opened at 6:01PM. Speaking in favor, applicant Indiana Cahill. Ms. Cahill stated that her and her mother would be running this daycare out of their home from the hours of 6:30AM - 6:00PM, depending on each family's individual needs. They would park their cars in the garage to allow for the driveway to remain empty so that drop off and pick up can be done only in the driveway. Ms. Cahill stated that the state has already approved their childcare license for up to 12 kids. The state will do regular inspections for the first 6 months and then once a year after all initial inspections have been completed. Public Hearing closed 6:09PM.

REGULAR AGENDA ITEMS

2. Consider a request by Indiana Cahill for a special permit request for a daycare to be located at 425 Sagewood Drive, more particularly described as Chapman Farms Addition Phase II, Lot 7, Block 4.

Tracy Lankford spoke to question asked about fire safety. Fire Chief Jonathan Christian is aware of request for daycare. Inspections are required by either Hewitt Fire Department or a third party to ensure safety. A motion was made by Paul Lasater, seconded by Mike Hix, to approve special permit request. All seven in favor, motion to go before City Council Monday, December 11, 2023.

3. Minute Approval

A motion was made by Travis Bailey, seconded by Paul Lasater, to approve the minutes as submitted, but allow for corrections. All seven in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 6:13PM.

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director