

# HEWITT TEXAS

## PLANNING & ZONING COMMISSION NOTICE OF MEETING

April 2, 2024 at 6:00 PM

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

### AGENDA

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**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. Public hearing on a request by David Hodson to change the zoning of O'Campo A-32 Tract 1, being a 5.649 acre tract located at 506 Sun Valley Blvd, from R-1 Single Family Residential District to C-1 Restricted Commercial District.

#### REGULAR AGENDA ITEMS

2. Discussion and possible action to a request by David Hodson to change the zoning of O'Campo A-32 Tract 1, being a 5.649 acre tract located at 506 Sun Valley Blvd, from R-1 Single Family Residential District to C-1 Restricted Commercial District.
3. Consider approval of minutes for the March 7, 2024 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 28, 2024 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: 506 Sun Valley Blvd Hewitt TX 76648

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.

506 Sun Valley Blvd which includes is 5.649 acres

Zoning Change From R 1 to C 1

Please describe the interest in property:

Have Airbnbs/ Short Term Rental Properties

Existing Building(s) on Property: house and shed

Total square feet of all Buildings on Property: ≈ 3600 sq ft

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

Ownership (deed): Doc. #/MCC No.: <sup>LH</sup> ~~FTC 233445~~ 2023028932

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): \_\_\_\_\_

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

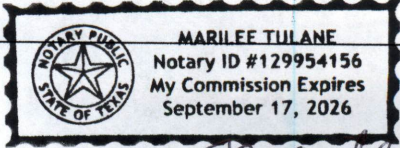
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates 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: David + SUANN Hodson  
Telephone Number: 254-722-6576  
Mailing Address: 506 SUN Valley Blvd  
Hewitt TX 76643  
Email Address: hodlv@aol.com  
Signature of Property Owner: [Signature]  
Date: \_\_\_\_\_



Name of Applicant/Representative: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Signature of Applicant/Representative: \_\_\_\_\_  
Date: \_\_\_\_\_

[Signature]



**BRENT M. TAYLOR**  
 REGISTERED PROFESSIONAL LAND SURVEYOR #6294  
 PO BOX 154544, WACO, TX 76715-4544

'Exhibit A' - Field Notes

September 21, 2018  
 G.F. No. 18-061855

BEING a 5.649 acre, more or less, tract of land in the City of Hewitt, McLennan County, Texas, and being all of that called 1 acre tract conveyed to Joe O. Seeber by deed recorded as Clerk's File Number 2002010534 of the Official Public Records of McLennan County, Texas (OPRMCT), all of that called 2.732 acre tract conveyed to Joe Seeber by deed recorded as Clerk's File Number 2005008019 of the OPRMCT and part of that called 5.0 acre tract (save and except that portion platted as Lot 1, Block 1 of the Vick Addition - plat recorded in Volume 1361, Page 274 of the DRMCT) conveyed to Joe Oliver Seeber, Jr., by deed recorded as Clerk's File Number 2004028336 of the OPRMCT. This tract is described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this at the most northerly northeast corner of said 2.732 acre tract at the northwest corner of that called 0.99 acre tract conveyed to David Hodson, et ux by deed recorded as Clerk's File Number 2015001712 of the OPRMCT along the south right-of-way of Sun Valley Boulevard (F.M. Highway No. 2063);

THENCE with said Hodson tract:

S 17°58'44" W a distance of 217.93 feet to a 1/2 inch iron rod found for corner, and

S 73°58'38" E a distance of 199.90 feet to a 1/2 inch iron rod found for corner at the southeast corner of said Hodson tract at the northwest corner of a called 0.65 acre tract conveyed to Ranzy L. Luster, et ux by deed recorded in Volume 1219, Page 402 of the Deed Records of McLennan County, Texas (DRMCT);

THENCE S 17°58'22" W partway with said Luster tract and then continuing with a called 0.54 acre tract conveyed to Keith Reasoner by deed recorded as Clerk's File Number 2017016637 of the OPRMCT for a total distance of 233.48 feet to a 120d nail found for corner at the southeast corner of said 2.732 acre tract at the southwest corner of said Reasoner tract along the north line of Lot 1, Block 1 of the Vick Addition;

THENCE with said Vick Addition:

N 73°05'09" W a distance of 138.09 feet to a 1/2 inch iron rod found in concrete along the common line of said 2.732 acre tract and said 5.0 acre (save and except) tract, and

S 16°48'36" W a distance of 121.59 feet to a 1/2 inch iron rod found in concrete for the most southerly southeast corner of this along the north line of Lot 1, Block 1 of the Staas Addition - plat recorded as Clerk's File Number 2018010789 of the OPRMCT;

THENCE with said Staas Addition (same being across said 5.0 acre (save and except) tract):

N 73°38'51" W a distance of 228.05 feet to a 12 inch wood post found for a bend, and

N 73°08'32" W a distance of 505.52 feet to a 12 inch wood post found for the most southerly southwest corner of this at the northwest corner of said Staas Addition along the common line of said 5.0 acre (save and except) tract and a called 6.615 acre tract conveyed to Tommy Lee Sharp by deed recorded in Volume 1808, Page 177 of the DRMCT;

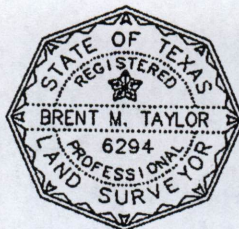
THENCE with the common line of said Sharp tract and said 5.0 acre (save and except) tract:

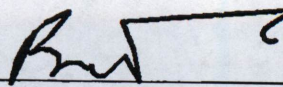
N 59°22'15" E a distance of 168.42 feet to a 3/8 inch iron rod found for corner at the northwest corner of said 5.0 acre (save and except) tract, and

S 73°05'50" E, partway with said Sharp tract and continuing with a called 2.169 acre tract conveyed to Don Do by deed recorded as Clerk's File Number 2010033231 of the OPRMCT for a total distance of 300.17 feet to a 120d nail found for corner at the southwest corner of said 2.732 acre tract at the southeast corner of said Do tract;

THENCE N 17°41'26" E with said Do tract, passing a 5/8 inch iron rod found at the common westerly corner of said 2.732 acre tract and said 1 acre Seeber tract at 241.10 feet and continuing for a total distance of 449.79 feet to a 3/4 inch iron rod found for the most northerly northwest corner of this at the northwest corner of said 1 acre tract at the northeast corner of said Do tract along the south right-of-way of Sun Valley Boulevard;

THENCE with a curve turning to the left, radius equals 11509.16 feet, long chord bearing and distance equal S 72°45'02" E 259.97 feet, for a distance of 259.97 feet to the POINT OF BEGINNING.



  
 Brent M. Taylor, RPLS #6294



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

DATE: September 11, 2023

GRANTOR: PETRONELLA SAGARYA STEYN COOK AND KNA PETRONELLA VORPE AND SPOUSE, MICHAEL VORPE

GRANTOR'S MAILING ADDRESS: 347 April Lane, Hewitt, Texas 76643

GRANTEE: DAVID HODSON AND WIFE, LUANN HODSON

GRANTEE'S MAILING ADDRESS: 506 Sun Valley Blvd., Hewitt, Texas 76643

CONSIDERATION: Ten and no/100 Dollars (\$10.00) and other good and valuable cash consideration and a note of even date herewith, in the principal amount of \$516,000.00, executed by Grantee, payable to the order of UNITED WHOLESALE MORTGAGE. The note is secured by a Vendor's Lien retained in this Deed and by a Deed of Trust on the property of even date from Grantee to Robertson Anschutz Vettors, LLC, Trustee.

PROPERTY (Including any improvements): Being the property more particularly described in the attached Exhibit "A", incorporated herein by reference for all legal purposes.

**RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

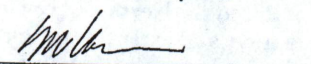
Subject, however, to any and all restrictions, covenants, easements and outstanding mineral interests, if any of record in the County Clerk's Office of said county and now in effect.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Vendor's Lien against and Superior Title retained in this Deed secures the payment of the Notes herein described and is hereby transferred to UNITED WHOLESALE MORTGAGE, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

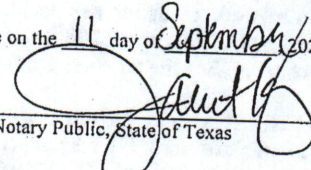
  
PETRONELLA VORPE

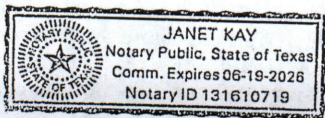
  
MICHAEL VORPE

STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on the 11 day of September, 2023, by PETRONELLA VORPE AND SPOUSE, MICHAEL VORPE.

  
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:  
Gary D. Tully, P.C.

**EXHIBIT "A"**

Being a 5.649 acre, more or less, tract of land in the City of Hewitt, McLennan County, Texas, and being all of that called 1 acre tract conveyed to Joe O. Seeber by deed recorded as Clerk's File Number 2002010534 of the Official Public Records of McLennan County, Texas (OPRMCT), all of that called 2.732 acre tract conveyed to Joe Seeber by deed recorded as Clerk's File Number 2005008019 of the OPRMCT and part of that called 5.0 acre tract (save and except that portion platted as Lot 1, Block 1 of the Vick Addition-plat recorded in Volume 1361, Page 274 of the DRMCT) conveyed to Joe Oliver Seeber, Jr. by deed recorded as Clerk's File Number 2004028336 of the OPRMCT. This tract is described by metes and bounds, as follows:

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**THENCE** with said Hobson tract;

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**THENCE** with said Vick Addition;

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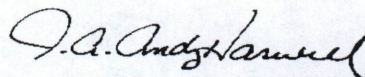
**THENCE** with a curve turning to the left, radius equals 11509.16 feet, long chord bearing and distance equal S 72° 45' 02" E 259.97 feet, a distance of 259.97 feet to the POINT OF BEGINNING.

**FILED AND RECORDED**

**Instrument Number: 2023028932**

Filing and Recording Date: 09/12/2023 09:42:50 AM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas.



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J. A. "Andy" Harwell, County Clerk  
McLennan County, Texas

dunnp

# HEWITT TEXAS

## PLANNING & ZONING COMMISSION NOTICE OF MEETING

March 7, 2024 at 6:00 PM  
Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

### MINUTES

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**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 Dalrumple, Bobby Drake, Mike Hix

Members Absent: 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 of Jonathan Kerby to rezone a portion of Sprowles J Acres 50.7692 at the Southwest Corner of N Interstate 35 Frontage Road and South Hewitt Drive from R-1 Single Family Residential to C-2 General Commercial.

*Public Hearing opened at 6:01PM. Rob Lewis with Kimley-Horn was present to answer any questions. No questions were asked.*

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

*Rob Lewis with Kimley-Horn was present to answer any questions. No questions were asked. Public Hearing closed at 6:02PM.*

#### 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.  
*A motion was made by Travis Bailey, seconded by Brian Dalrumple, to approve the re-zone request. All six in favor, motion to go before City Council April 1, 2024.*
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.  
*A motion was made by Travis Bailey, seconded by Dustin Crawford, to approve the re-zone request. All six in favor, motion to go before City Council April 1, 2024.*
5. Consider approval of minutes for the December 5, 2023 regular Planning and Zoning Meeting.  
*A motion was made by Travis Bailey, seconded by Brian Dalrumple, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.*

**ADJOURNMENT**

*Meeting is adjourned at 6:04PM.*

Approved: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Brittney Cantu  
City of Hewitt Zoning Secretary

\_\_\_\_\_  
Tracy Lankford  
Community Development Director