



PLANNING & ZONING COMMISSION NOTICE OF MEETING

December 17, 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. Public hearing on a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 12.855-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 0.88 acres, from R-1 Single Family Residential District to R-1-G Garden Home District
2. Public hearing on a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 19.202-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 5.98 acres, from R-1 Single Family Residential District to R-1-G Garden Home District.

REGULAR AGENDA ITEMS

3. Discussion and possible action to a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 12.855-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 0.88 acres, from R-1 Single Family Residential District to R-1-G Garden Home District.
4. Discussion and possible action to a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 19.202-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 5.98 acres, from R-1 Single Family Residential District to R-1-G Garden Home District.
5. Consider approval of minutes for the April 2, 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 December 13, 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: O'CAMPO C A-32 Acres 12.855

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.

W WARREN RD HEWTT, TX 76643, corner or Ritchie and Warren with approximately 1220
of frontage on Ritchie

Zoning Change From R-1 to R-1-G

Please describe the interest in property:

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.: 2023000005

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

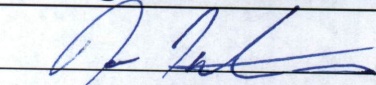
The rezoning application must be completed along with the following information:

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: Amstad Hewitt LLC
Telephone Number: 936-661-2115
Mailing Address: 4501 Mills Park Circle, Suite 200, College Station, TX 77845
Email Address: jwhite@amstadco.com
Signature of Property Owner: 
Date: 10-14-2024

Name of Applicant/Representative: Philip Bargas
Telephone Number: 979-224-5147
Mailing Address: 4040 SH 6 South, Suite 200, College Station, TX 77845
Email Address: bargas@bargasdev.com
Signature of Applicant/Representative: _____
Date: _____

Authorization Letter

Date: 10-9-2024

To Whom It May Concern:

I, Carol Ann Kizer, as the authorized representative of Carol Ann Kizer LTE, hereby appoint Philip Bargas to act on my behalf in all matters related to the zoning applications for the property located at 1150 W Warren Rd, Hewitt, TX.

This authorization includes but is not limited to, signing documents, attending meetings, and making decisions pertinent to the zoning process.

Should you have any questions regarding this authorization, please get in touch with me at your earliest convenience.

Sincerely,

Carol Ann Kizer
Carol Ann Kizer
Carol Ann Kizer LTE

Notary Acknowledgment

State of Texas

County of Mchenan

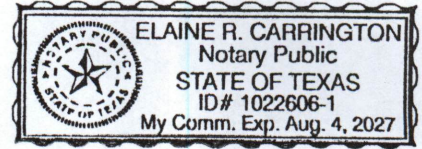
On this 9th day of October, 20 24, before me personally appeared Carol Ann Kizer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


Elaine R. Carrington

Notary Public

My Commission Expires: August 4, 2027



I, JOE WHITE OF AMSTAD HEWITT LLC, owner of real property described as O'Campo C A-32 Acres 12.855, on W Warren Rd, authorize Philip Vargas, Vargas Development Services LLC, to act on my behalf for city processes relating to the above-reference property.


Signature

STATE OF TEXAS

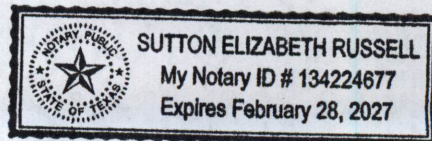
COUNTY OF Brazos

This instrument was acknowledged before me on this 10/14/2024 [date]
by Joe White [print name of person acknowledged].

Notary Public

Printed Name: Sutton Russell

My Commission Expires: 2/28/2027



Affix seal

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: O' Campo C A-32 Acres

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.

1150 W Warren Rd., property begins approximately 1000' northeast of the Ritchie and Warren intersection

Zoning Change From R-1 to R-1-G

Please describe the interest in property:

Existing Building(s) on Property: 1 residential

Total square feet of all Buildings on Property: 1,782

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

Ownership (deed): Doc. #/MCC No.: 20130161PR1

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).

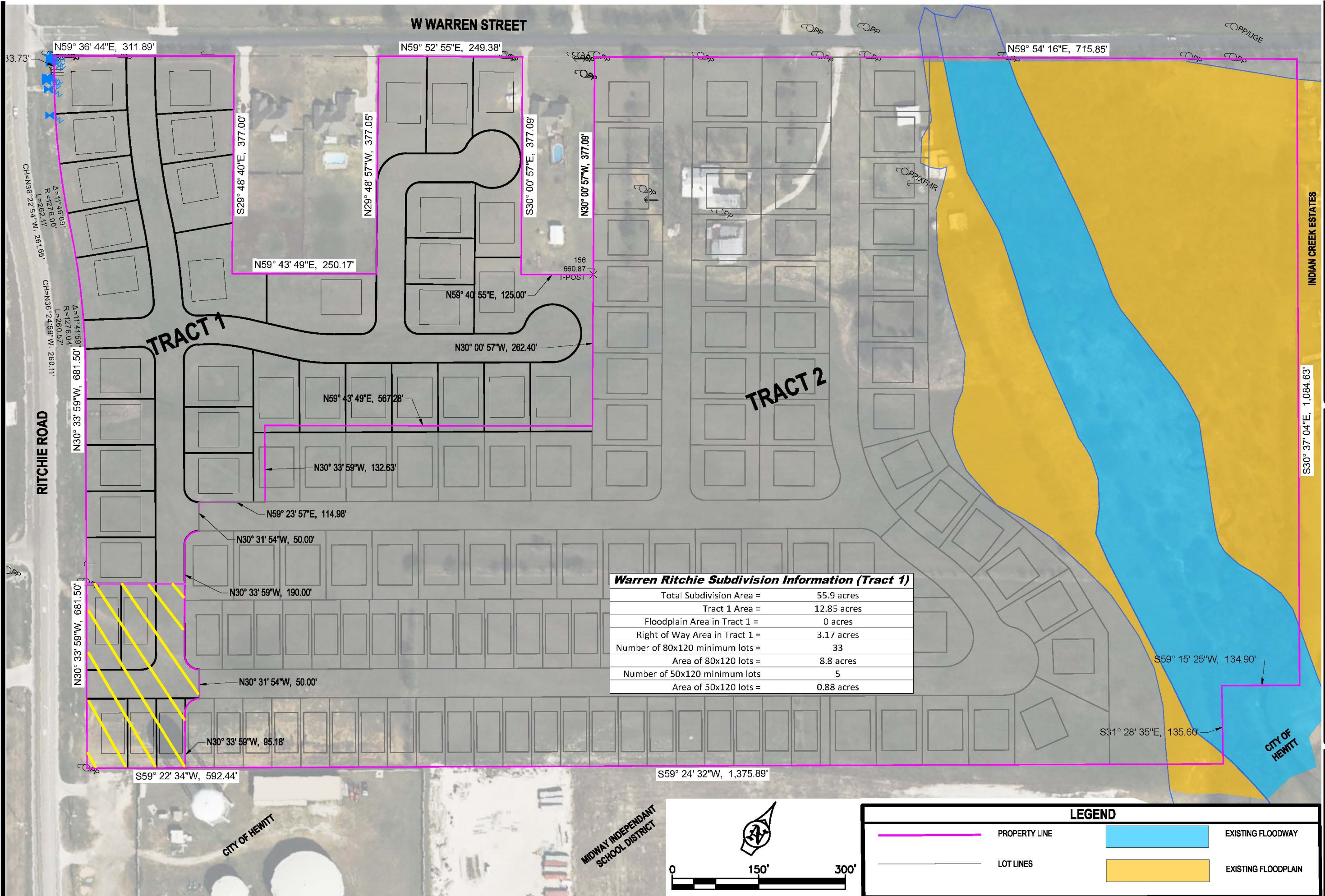
I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application 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: Carol Ann Kizer LTE
Telephone Number: _____
Mailing Address: 11409 Solar St., Lorena, TX
Email Address: _____
Signature of Property Owner: Carol Ann Kizer
Date: _____

Name of Applicant/Representative: Philip Bargas
Telephone Number: 979-224-5147
Mailing Address: 4040 SH 6 South, Suite 200, College Station, TX 77845
Email Address: bargas@bargasdev.com
Signature of Applicant/Representative: _____
Date: _____



Warren Ritchie Subdivision Information (Tract 1)

Total Subdivision Area =	55.9 acres
Tract 1 Area =	12.85 acres
Floodplain Area in Tract 1 =	0 acres
Right of Way Area in Tract 1 =	3.17 acres
Number of 80x120 minimum lots =	33
Area of 80x120 lots =	8.8 acres
Number of 50x120 minimum lots =	5
Area of 50x120 lots =	0.88 acres

TBPE FIRM NO. F-21588
 11198 ELLA LN
 HEARNE, TX 77859
BEAMON
ENGINEERING PH. (979) 571-2407

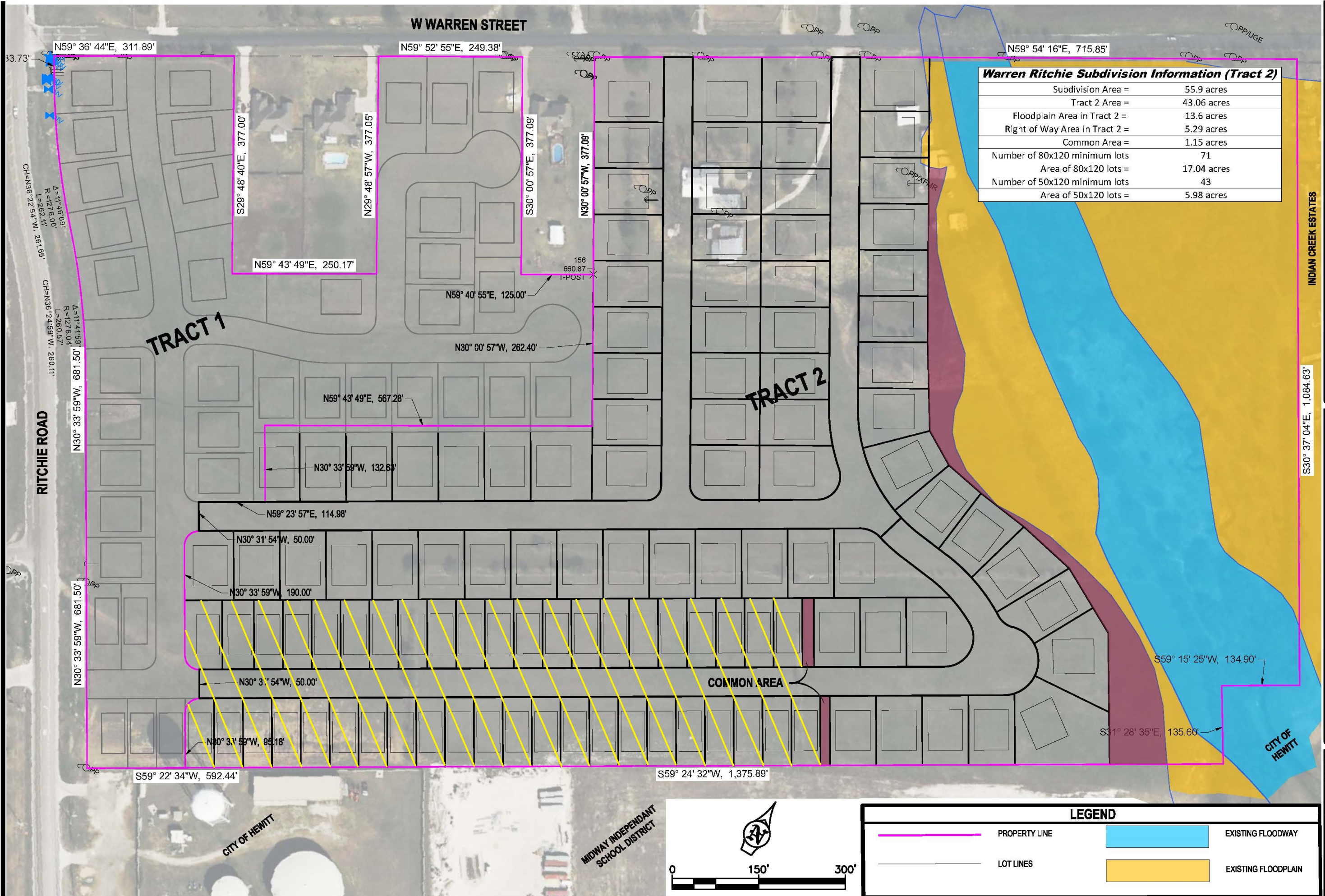
TRACT 1 REZONING EXHIBIT
 WARREN RITCHE SUBDIVISION
 CITY OF HEWITT, TEXAS

DRAWN BY:	DPB
APPROVED BY:	DPB
DATE:	NOV. 01, 2024
JOB NUMBER:	TBD
SCALE:	1"=150'
SHEET NO.:	2 OF 4



LEGEND

	PROPERTY LINE		EXISTING FLOODWAY
	LOT LINES		EXISTING FLOODPLAIN



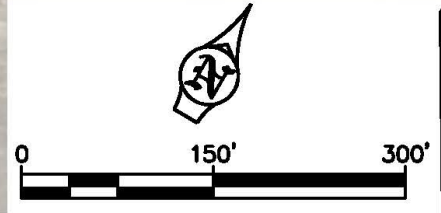
Warren Ritchie Subdivision Information (Tract 2)

Subdivision Area =	55.9 acres
Tract 2 Area =	43.06 acres
Floodplain Area in Tract 2 =	13.6 acres
Right of Way Area in Tract 2 =	5.29 acres
Common Area =	1.15 acres
Number of 80x120 minimum lots =	71
Area of 80x120 lots =	17.04 acres
Number of 50x120 minimum lots =	43
Area of 50x120 lots =	5.98 acres

TBPE FIRM NO. F-21588
 11198 ELLA LN
 HEARNE, TX 77859
BEAMON ENGINEERING PH. (979) 571-2407

TRACT 2 REZONING EXHIBIT
 WARREN RITCHE SUBDIVISION
 CITY OF HEWITT, TEXAS

DRAWN BY:	DPB
APPROVED BY:	DPB
DATE:	NOV. 01, 2024
JOB NUMBER:	TBD
SCALE:	1"=150'
SHEET NO.:	4 OF 4



LEGEND

	PROPERTY LINE		EXISTING FLOODWAY
	LOT LINES		EXISTING FLOODPLAIN

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

April 2, 2024 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, Brian Dalrymple, Bobby Drake, Mike Hix, Paul Lasater

Members Absent: Dustin Crawford

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. 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.

Public Hearing opened at 6:00PM. Speaking on behalf of request, David Hodson residing at 506 Sun Valley Blvd. Mr. Hodson wants to rezone this property to C-1 in order to allow for more Airbnb's to be allowed on the property. John Denton, residing at 328 Ivy Lane, spoke against request stating this would be considered spot zoning and believes this would cause a strain on resources in the City. Donna Gutierrez, residing at 312 Ivy Lane, stated she is concerned about additional buildings being added if the rezone request is allowed. Michele Denton, residing at 312 Ivy Lane, stated that she is not against the current Airbnb's at the location, but is concerned about potential expansion of the property as well as safety concerns regarding transient residents. Mrs. Gunn, residing at 320 Ivy Lane, stated she is not in favor of the rezone request. Luanne Hodson, residing at 506 Sun Valley, spoke in favor of the rezone request stating that the Airbnb tenants help the economy as they are coming in to see Baylor, Magnolia, and various other cites in the city. Sean Gathright, residing at 510 Sun Valley, stated

*he is in favor of the project.
Public Hearing closed at 6:25PM.*

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.
The Board asked the City's opinion on the rezone request. Tracy Lankford stated that the City is neutral on regarding the rezone request. Mr. Lankford stated C-1 is the most restricted commercial district, allowing for lower density businesses. A motion was made by Paul Lasater, seconded by Mike Hix, to recommend approval of the rezone request. Chairman Walt Peterson and Bobby Drake also in favor of rezone request. Travis Bailey and Brian Dalrymple opposed to request. The vote is 4 in favor, 2 opposed, motion to go before City Council on April 15, 2024.

- 3. Consider approval of minutes for the March 7, 2024 regular Planning and Zoning Meeting.
A motion was made by Travis Bailey, seconded by Brian Dalrymple, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 6:38PM

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director