



PLANNING AND ZONING COMMISSION

Regular Meeting



Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas

Notice is hereby given that a **Regular** meeting of the Planning and Zoning Commission of the City of Hewitt will be held on Tuesday, **August 7, 2012 at 7:00 p.m.** in the **City Council Chambers at Hewitt City Hall, 105 Tampico, Hewitt, Texas**, at which time the following subjects will be discussed:

1. Consider approval of minutes for July 10, 2012.
2. Public Hearing – Consider and make recommendation to City Council concerning the Rezoning from C-1, Restricted Commercial, to R-1, Single Family, of a 27.988 acre tract of land out of the Carlos O'Campo Grant.
3. Consider approval of preliminary plat for Ellis Farm South Addition of a 27.988 acre tract of land out of the Carlos O'Campo Grant.
4. Discuss and consider time change for meetings.
5. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the **Planning and Zoning** Commission of the above named City of Hewitt, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said Pubic Notice Board located in front of the City Hall of said City of Hewitt, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on: **August 1, 2012 by 5:00 p.m.**

City of Hewitt

A handwritten signature in cursive script that reads "Denise Rodriguez".

Denise Rodriguez
Community Development Coordinator

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services should contact the Hewitt Zoning Secretary at (254.666.6173) twenty-four hours prior to the meeting, so that appropriate arrangements can be made.

Item 1

Approval of Minutes

July 10, 2012

**CITY OF HEWITT
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
March 6, 2012**

Members present: Chairman Jerral Knox (presiding), Betty Orton, Billy Green, Scott Bryant, John Baker. Quorum was present.

Members absent: David Dossey

Staff present: Bruce Braley, Building Official; Denise Rodriguez, Zoning Secretary

1. **Approval of minutes for July 10, 2012.** *Betty Orton moved, second by John Baker to approve the minutes as submitted, but allow for additional corrections; all five in favor, motion passed.*
2. **Update concerning Garden Home Zoning District.** *Building Official, Bruce Braley, provided a copy of the final Garden Home Zoning District ordinance approved by City Council for review by the members.*
3. **Consider and make recommendation to City Council on increasing minimum square footage of R-1, single family home, from 1450 sq. ft to 1750 sq. ft.** *Scott Bryant moved, second by John Baker to make recommendation to City Council on increasing the minimum lot size by 300 sq. ft. per category (one, two, or three bedroom); all five in favor, motion passed.*
4. **Announcement.** *Building Official, Bruce Braley, informed the commission that Katherine Aufman submitted her resignation.*
5. **Adjourn.** *Betty Orton moved, second by John Baker to adjourn the meeting at 6:15 p.m.*

Jerral Knox, Chairman

Approved

Denise Rodriguez, Community Development Coordinator

Item 2

Public Hearing – Consider and make recommendation to City Council concerning the Rezoning from C-1, Restricted Commercial, to R-1, Single Family, of a 27.988 acre tract of land out of the Carlos O’Campo Grant.

Is it a letter or
not and teller than
the structure

August 14, 2012
P+Z
Deadline: July 14, 2012

LETH LTD.

6801 Sanger Avenue Suite 111
WACO, TEXAS 76712
254.776-5151
FAX 254.776.5152

DATE: 07/05/2012

ATTENTION: Bruce Braley

COMPANY: City of Hewitt

NOTES:

Attached are the (13) 11x17 copies of the Exhibit, (13) copies of the metes and bounds description of the tract of land belonging to James E. Vidrine to be rezoned, (1) letter of Request and the Application for request of rezoning. If there is any additional information needed please call.

W. J. U. PROPERTIES L.P.

Thank you.

John B. Montemayor
John@lethltd.com

254-776-5151

Job No. 12-06-5998

DATE _____

The abstract of title of this property and/or the county deed records have been examined and there are no recorded restrictions which would prohibit any of the uses permitted in the requested zoning classification.

JEV PROPERTIES, LLP

Property Owner or Agent

**APPLICATION FOR AMENDMENT OF THE ZONING ORDINANCE
CITY OF HEWITT, TEXAS**

1. Legal description of property: 27.988 ACRES OUT OF 63.210 ACRES IN THE CARLOS O'CAMPO GRANT, ABSTRACT NUMBER 32, MCLENNAN COUNTY, TEXAS.
Volume No. INSTR. NO. 2007033160 OPR
Page No. _____
Block No. _____
Lot No. _____
Addition _____
2. If the above does not adequately identify the property, submit a complete description of property on a separate sheet.
3. Address of property FARM TO MARKET HIGHWAY NO. 1695 AND DEVONSHIRE ROAD
4. Existing zoning district in which property is located C-1 RESTRICTED COMMERCIAL DISTRICT
5. Zoning district requested R-1 SINGLE FAMILY RESIDENTIAL
6. Has this request been made before NO. If so, date _____
Action taken _____
7. Submit one copy of reasons for request on separate standard letter size paper.
8. Submit one copy of a map or plat showing the properties proposed to be changed. The existing zoning and use of all such properties should be indicated.
9. Name of owner if other than applicant JEV PROPERTIES
10. Address of owner if other than applicant P.O. BOX 1241, HEWITT, TEXAS 76643
11. Name of applicant (please print) JAMES E. VIDRINE

12. Address and phone number of applicant 504 Rowan Oak Dr., HEWITT, TX 76643
Ph. # 254-744-0035
13. Application, fee, documents, etc., in completed form must be submitted to the Permit's Office before or no later than 12:00 NOON on the deadline dates specified on the attached sheet.

Signature of applicant

James Vidaris G. III, - JTG Properties L.P.
(If attorney for an owner, so state)

THIS APPLICATION MUST BE ACCOMPANIED BY \$^{\$250.00}~~50.00~~ FILING FEE

NOT TO BE FILLED IN BY APPLICANT

Application number _____
Date 7-5-12
Received by Lilian
Filing fee paid \$250.00
Date of P.C. August 14, 2012
Action of P.C. _____
Date of C. C. Hearing _____
Action of C. C. _____

LETH LTD

P.O. Box 23414 Waco, Texas 76702
6801 Sanger Avenue, Suite 111
Waco, Texas 76710
254.776-5151 FAX 254.776-5152

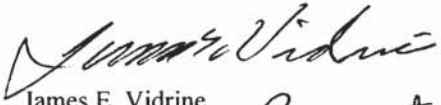
July 5, 2012

City of Hewitt
Commission of Planning and Zoning
105 Tampico - P.O. Box 610
Hewitt, Texas 76643

RE: Request for Re-Zoning 27.988 Acres at F.M. Highway 1695 and Devonshire.

Dear Members,

I respectfully request your consideration to re-zone the 27.988 acre parcel of land located at the intersections of F. M. Highway 1965, and Devonshire Road from C-1 Restricted Commercial to R-1 Single Family Residential. This will allow the property to become more marketable to potential home owners wanting to relocate to our City.


James E. Vidrine
General Properties Manager
J.E.V. Properties L.P.

LETH LTD

P.O. Box 23414 Waco, Texas 76702
6801 Sanger Avenue, Suite 111
Waco, Texas 76710
254.776-5151 FAX 254.776-5152

DESCRIPTION PREPARED FOR CITY OF HEWITT, McLENNAN COUNTY, TEXAS ZONING

Being 27.988 acres of land in the City of Hewitt, and Carlos O'Campo Grant, Abstract Number 32 McLennan County, Texas and out of that called 63.210 acres described in a deed to JEV Properties, LLP, of record as County Clerk's File Number 2007033160 in the Official Public Records of McLennan County, Texas,

Beginning at a point in Devonshire Road at the northwest corner of the above referenced 63.210 acres for the northwest corner of this description from where a called 1/2 inch steel rod bears N 59degrees 00minutes 30seconds E 25.00 feet,

THENCE North 59degrees 00minutes 30seconds East 479.58 feet to a called 1/2 inch steel rod at the intersection with the south line of Ritchie Road,

THENCE 390.75 feet in a northeasterly direction along the south line of Ritchie Road, a curve to the left having a **Radius of 873.00 feet**, and **Chord Bearing N 73degrees 31minutes 29seconds E 337.00 feet** to a point for the northeast corner of this description,

THENCE South 30degrees 18minutes 27seconds East 1373.21 feet crossing the 63.210 acres to a point in the west line of Farm to Market Highway No. 1695 for the southeast corner of this description,

THENCE along the west line of the said highway as follows:

South 27degrees 58minutes 00seconds West 3.39 feet to a Type II TxDOT monument,

South 17degrees 07minutes 58seconds West 318.80 feet to a Type II TxDOT monument,

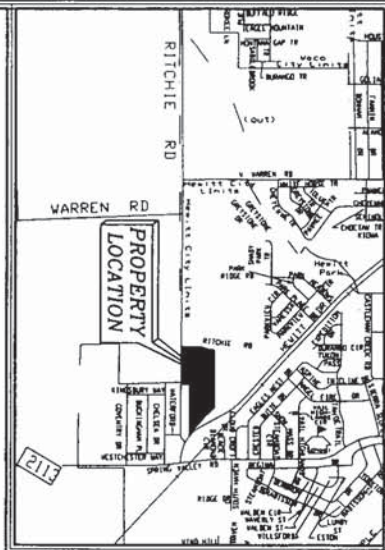
South 10degrees 45minutes 11seconds West 320.46 feet to a Type II TxDOT monument, and

South 03degrees 39minutes 15seconds West 271.74 feet to a point at the southeast corner of Lot 1, Block 1 of the Devonshire Addition, plat of record in County Clerk's File Number 2010020983 of the Official Public Records of McLennan County, Texas, for the southwest corner of this description, from where a Type II TxDOT monument bears S 03degrees 39minutes 15seconds W 39.22 feet,

THENCE North 30degrees 18minutes 27seconds West 1248.72 feet along the east line of the said Devonshire Addition, to a point at the northeast corner of the said Devonshire Addition, for an inside ell corner of this description,

THENCE South 59degrees 18minutes 19seconds West 200.80 feet to a point in the west line of the 63.210 acres and the center of Devonshire Road for an outside ell corner of this description,

THENCE North 30degrees 41minutes 41seconds West 885.13 feet along the said Devonshire Road and west line of the said 63.210 acres to the **Point of Beginning**, containing 27.988 acres of land.



VICINITY MAP SCALE = 1" = 5000'

LINE	BEARING	LENGTH
L1	S27°58'00"W	3.39
L2	S17°02'35"W	318.82
L3	S17°02'35"W	318.82
L4	S03°39'15"W	271.74

CURVE	Ch. Bearing	Ch. Dist.	LENGTH	RADIUS
1	N77°31'29"E	337.00	390.75	873.00

LETH LTD

P.O. Box 23414
Waco, Texas 76702
(254-776-5151)

6801 Sanger, Suite 111
Waco, Texas 76710
(254-776-5152)

SCALE 0 300 600
ADDRESS: RITCHIE ROAD AND F.M. 1695 DATE 07-02-2012
WORK ORDER NO. 12-06-5998 DRAWN BY JBM
DIGITAL FILE 12-06-5998.dwg FIELDBOOK/PG

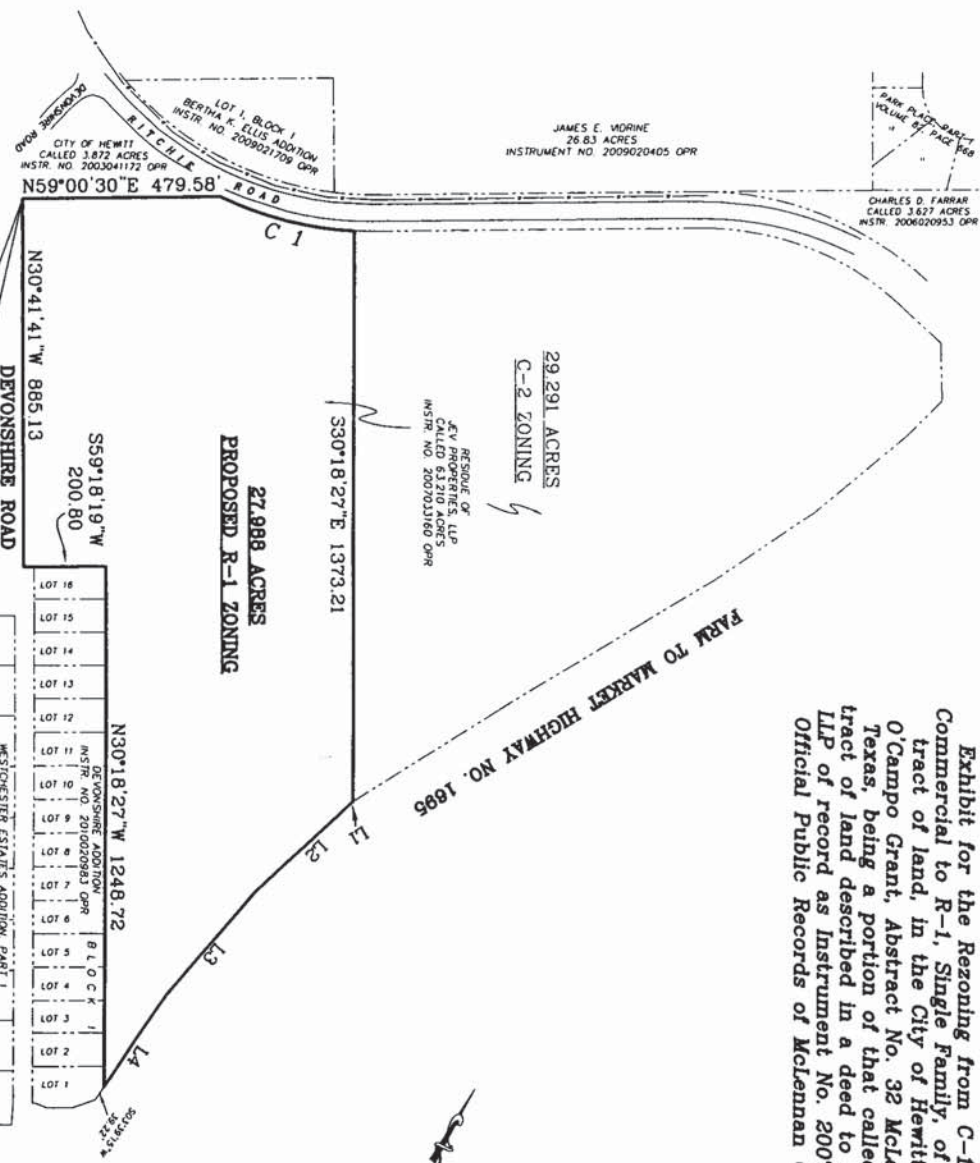


Exhibit for the Rezoning from C-1, Restricted Commercial to R-1, Single Family, of a 27.988 Acre tract of land, in the City of Hewitt and Carlos O'Campo Grant, Abstract No. 32 McLennan County, Texas, being a portion of that called 63.210 acre tract of land described in a deed to JEV Properties, LLP of record as Instrument No. 2007033160 in the Official Public Records of McLennan County, Texas.

FIELD NOTE POINT
OF BEGINNING
27.988 ACRES

LOT	ACRES	LOT	ACRES	LOT	ACRES	LOT	ACRES
1	1.07	11	1.07	21	1.07	31	1.07
2	1.07	12	1.07	22	1.07	32	1.07
3	1.07	13	1.07	23	1.07	33	1.07
4	1.07	14	1.07	24	1.07	34	1.07
5	1.07	15	1.07	25	1.07	35	1.07
6	1.07	16	1.07	26	1.07	36	1.07
7	1.07	17	1.07	27	1.07	37	1.07
8	1.07	18	1.07	28	1.07	38	1.07
9	1.07	19	1.07	29	1.07	39	1.07
10	1.07	20	1.07	30	1.07	40	1.07

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**Legal Notice
City of Hewitt
Notice of Public Hearing**

On Tuesday, August 7, 2012, the Planning and Zoning Commission will conduct a public hearing at 7:00 PM, at the Hewitt City Hall, 105 Tampico Drive, Hewitt, Texas and on Monday, August 20, 2012, the City Council of the City of Hewitt, at the Hewitt City Hall, 105 Tampico Drive, will conduct a public hearing at 7:00 PM to consider the following:

Public Hearing – Request for Zoning change from C-1 (Restricted Commercial District) to R-1 (Single Family) of a 27.988 acre tract of land, in the City of Hewitt and Carlos O’Campo Grant, Abstract No. 32 McLennan County, Texas, being a portion of that called 63.210 acre tract of land described in a deed to JEV Properties, LLP of record as Instrument No. 2007033160 in the Official Public Records of McLennan County, Texas.

Any interested parties may attend the meeting or may file information with the City Secretary prior to the date of the Public Hearing.

Notice to be published: **July 18, 2012**

Woody Butler Homes	207 Sun Valley Blvd, Hewitt, Tx 76643	
Johnnie Ellis	222 Bestyett Lane, Hewitt, Tx 76643	
Texas Department of Transportation	100 S Loop Drive, Waco, Tx 76704	
Texas Railroad	P.O. Box 12967, Austin, Tx 78711	
Church of Christ of Latter Day Saints	50 E North Temple St, Salt Lake City, Utah 84150-9700	
Strasburger Enterprises	P.O Box 6117, Temple, Tx76503-0501	
Russ Davis Homes Inc	P.O. Box 501, Hewitt, Tx 76643	
	1300 Post Oak Blvd STE 400 4th Floor, Houston, Tx 77056-3091	
Wells Fargo Bank NA	100 Sweet Briar Cir, Hewitt, Tx 76643	
Donal and Cheryl Lewis	330 Stevens Lane, McGregor, Tx 76657	
Mitchell Jantz Construction	5015 Fort Ave, Waco, Tx 76710	
Scott Bryant		
WMMS Associates LTD DBA Johnson Builders	360 Hillside, Robinson, TX 76706	
Charles Farrar	P.O. Box 789, Elm Mott, Tx 76640	
James Walton	108 Devonshire, Hewitt, Tx 76643	
Jason A. Picha	110 Devonshire, Hewitt, Tx 76643	
Jason & Rhonda Rains	112 Devonshire, Hewitt, Tx 76643	
Laura & Joe Danforth	114 Devonshire, Hewitt, Tx	76643
Reginald Crawford	116 Devonshire, Hewitt, Tx 76643	

Item 3

*Consider approval of preliminary plat for Ellis Farm South
Addition of a 27.988 acre tract of land out of the Carlos
O'Campo Grant.*

Date: 7-5-12

For Office Use Only

Filing Fee: 206.24 Staff Initials: DR
Date: 7/5/12
Meeting Dates:
CD Director: 7/16/12 Planning & Zoning 8/7/12
City Council 8/20/12

Check one:

Preliminary Plat ☒ Final Plat ☐ Amended Plat ☐ Administrative Plat ☐ Re-Plat ☐
Final Plat and Re-plat with Infrastructure ☐ Platting or Re-platting with variance request ☐

Address: _____

Number of Lots: 76

Number of Acres: 28.12

Legal Description of Property: ELLYS FARM SOUTH ADDITION

Planned Use: R-1

Are variances being requested: _____

Property Owner Information

Name: JEV Properties, LP

Address: 504 ROWAN OAK City: Hewitt

State: TX Zip: 76643

Contact Number: 254-744-0035 Email: _____

***Authorized Representative**

Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Contact Number: _____ Email: _____

**A notarized document showing authority to request change must be attached to application if not signed by property owner.*

Please read carefully before signing:

This Plat is submitted in compliance with the Code of Ordinances of the City of Hewitt: Appendix A – Zoning and Appendix B – Subdivisions and Chapter 212 of the Texas Local Government Code.

I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning & Zoning Commission hearing thereon. 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. Please see follow procedures on the following page to complete application.

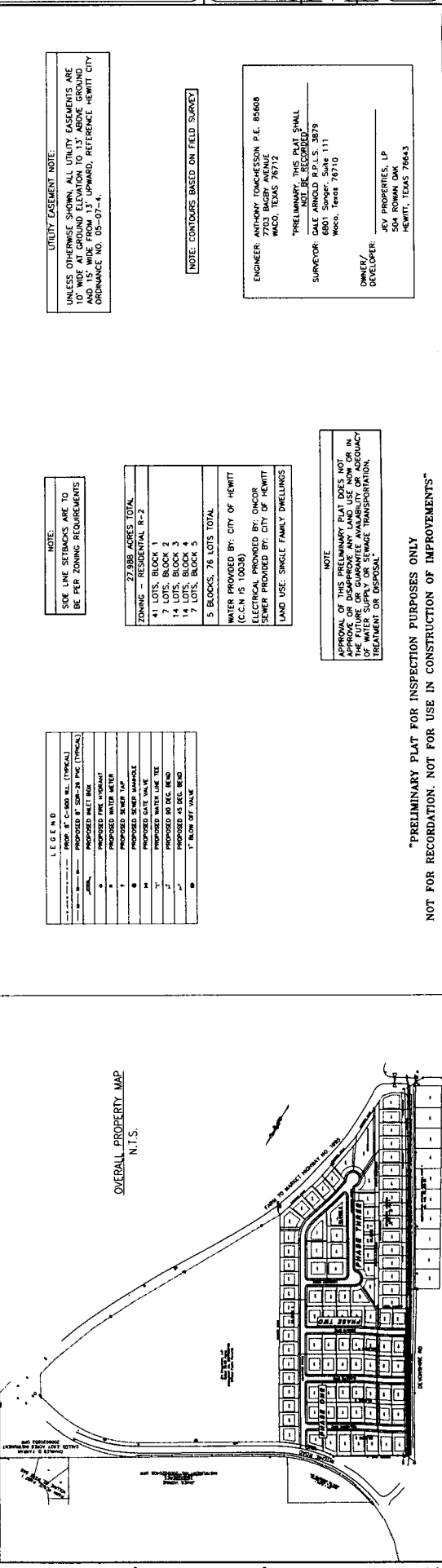
☒ I have read and agree to comply with the information above.

Signature of Property Owner: [Signature]

Date: 7-5-12

Signature of Authorized Representative: _____

Date: _____



"PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY
NOT FOR RECORDATION. NOT FOR USE IN CONSTRUCTION OF IMPROVEMENTS"

LEGEND	
	PROPOSED 8" SDR-26 PVC (TYPICAL)
	PROPOSED INLET BOX
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED SEWER TAP
	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE
	PROPOSED WATER LINE TEE
	PROPOSED 90 DEG. BEND
	PROPOSED 45 DEG. BEND
	"S" STORM OFF VALVE

OVERALL PROPERTY MAP
N.T.S.

Item 4

Discuss and consider time change for meetings.

Item 5

Adjourn.