



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

Notice is hereby given that meeting of the Planning & Zoning Commission will be held on **Tuesday, September 2, 2014, at 7:00p.m.** in the **City Council Chambers at Hewitt City Hall, 105 Tampico, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider approval of minutes for the June 10, 2014, Planning & Zoning Commission Regular Meeting.
3. Consider and take appropriate action concerning the request for zoning change on 1731 Spring Valley Road, legally known as Sprowles J, Tract 1A, Acres 2.0, from R-1 (Single Family District) to C-O (Outdoor Commercial District).
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the **Planning & Zoning Commission and Governing Body** of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall by 5:00pm on August 26, 2014.

City of Hewitt


Eva Marie Greenup-Zoning Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Zoning Secretary at (254) 666.6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

Planning & Zoning Commission – Agenda Item

Agenda Item #2

Item Description

Consider minutes of meeting held Tuesday, June 10, 2014.

HEWITT TEXAS

Minutes of the Planning & Zoning Commission June 10, 2014 – 7:00PM

Members present: Scott Bryant, Kurt Krakowian, Bobby Wolske, Walter Peterson, Billy Green. Quorum was present.

Members absent: David Dossey, John Baker

Staff present: Adam Miles, City Manager, Bill Aston, City Engineer, Roy Cole, Building Inspector, Eva Marie Greenup, Zoning Secretary

Scott Bryant called the meeting to order at 7:00p.m.

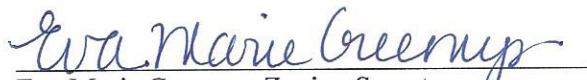
Item #2. **Minutes** – *a motion was made by Walter Peterson and seconded by Bobby Wolske to approve the minutes as submitted but allow for corrections. No Corrections noted, all in favor, motion passed.*
Minutes dated March 4, 2014 stand approved.

Item #3. **Public Hearing** – Consideration of the Final Plat of Wright Addition, Lot 1 Block 1, as requested by Martin Wright. Martin Wright residing at 1073 Stillwater Drive, Waco, Texas 76708, was present to answer any questions. *A motion was made to accept the Final Plat for Wright Addition, Lot 1 Block 1, by Walter Peterson and seconded by Kurt Krakowian. All in favor, motion passed.*

Item #4. **Adjourn.** *A motion was made by Kurt Krakowian and seconded by Walter Peterson to adjourn meeting at 7:21 p.m.*

Chair

Approved



Eva Marie Greenup, Zoning Secretary

Planning & Zoning Commission – Agenda Item

Agenda Item #3

Item Description

Consider and take appropriate action concerning the request for zoning change on 1731 Spring Valley Road, legally known as Sprowles J, Tract 1A, Acres 2.0 from R-1 (Single Family District) to C-O (Outdoor Commercial District).

HEWITT TEXAS

City of Hewitt

**Application for Amendment of the Zoning Ordinance
To the Planning & Zoning Commission and the City Council**

Legal Description of Property:

Sproles J Tract 1A Acres 2.0

Describe the location of the property as submitted by this application. This may be in the form of a street address, general physical description, or nearest intersection.

1731 W. Spring Valley Rd.
Hewitt, TX 76643

Zoning Change From R1 to _____

Please describe the interest in property:

Plan for Landscape Maintenance Operations Office & Shop

Existing Building(s) on Property: 1 House 2 Barns

Total sq. ft. of all buildings on property: 1500 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. _____

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

Sept. 2, 2014

The rezoning application must be completed along with the following required 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.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 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 Meeting Schedule).

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. 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 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 & 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 of the Planning and Zoning Commission hearing 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: _____ Phone No. _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____
Signature of Property Owner: _____ Date: _____

Name of Applicant/Representative Matt Clendenen Phone No. 254-749-2074
Mailing Address: PO Box 1426 City: Henriett State: TX
Email Address: m.clendenen@mail.groundsquys.com
Signature of Applicant/Representative:  Date: 7-31-14

August 1, 2014

To:

Hewitt Planning and Zoning
105 Tampico Dr.
Hewitt, Texas 76633

I Kenneth D. Stinnett authorize Matt Clendenen to submit application for rezoning of my property located at 1731 Spring Valley Road (legal description: Sprowles J Tract 1A Acres 2.0) Hewitt, Texas 76633.

Kenneth Stinnett

Kenneth D. Stinnett

Date

STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on the 1 day of August, ~~2012~~ ²⁰¹⁴, by Kenneth D Stinnett.

[Signature]
Notary Public, State of Texas



2013 TAX STATEMENT



RANDY H. RIGGS, CPA
MCLENNAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 406
WACO, TEXAS 76703

Certified Owner:

STINNETT KENNETH D
1731 W SPRING VALLEY RD
HEWITT, TX 76643-4230

Legal Description:

SPROWLES J TRACT 1A 2.00 ACRES

Account No: 36-081700-000200-0

Appr. Dist. No.: 141936

Legal Acres: 2.0000

Parcel Address: 1731 W SPRING VALLEY RD

As of Date: 08/25/2014

Print Date: 08/25/2014

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$16,190	\$28,630	\$44,820	\$44,820	\$0	\$44,820	\$0	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
COUNTY OF MCLENNAN \$1.02		\$44,820	O65, HOM	\$43,964.00	\$856	0.5352930	\$4.58
MCLENNAN COMMUNITY COLL.		\$44,820	O65, HOM	\$20,964.00	\$23,856	0.1515300	\$36.15
MIDWAY ISD		\$44,820	O65, HOM	\$25,000.00	\$19,820	1.3200000	\$88.85
City of Hewitt \$22.06		\$44,820	O65, HOM	\$12,964.00	\$31,856	0.5396770	\$171.92

Total Tax: \$301.50

Total Tax Paid to date: \$301.50

Total Tax Remaining: \$0.00

Exemptions:

O65 OVER 65 HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

AUG 2014 19%	SEP 2014 20%	OCT 2014 21%	NOV 2014 22%	DEC 2014 23%	JAN 2015 24%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE CONTACT OUR OFFICE AT 254-757-5130.

School Information:

MIDWAY ISD 2013 M&O 1.0400000 I&S .28000000 Total 1.3200000 2012 M&O 1.0400000 I&S .28000000 Total 1.3200000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.51



Print Date: 08/25/2014

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MCLENNAN COUNTY TAX OFFICE
P.O. BOX 406
WACO, TX 76703
(254) 757-5133, (254) 757-5134, (254) 757-5130



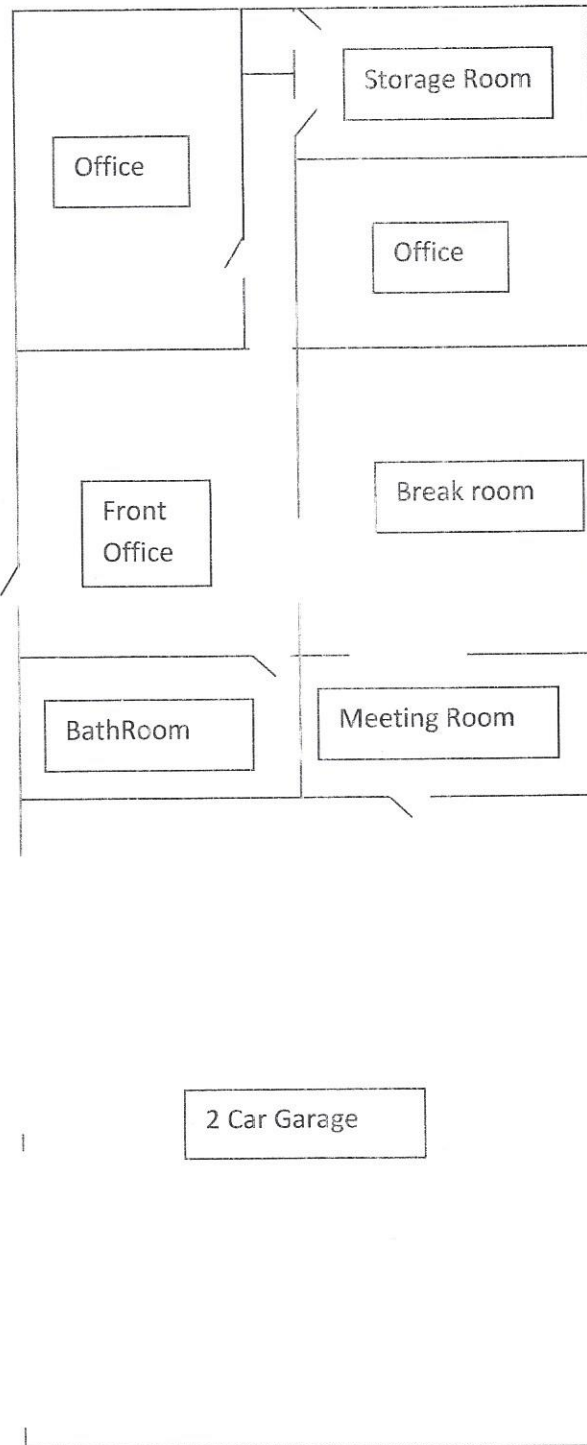
36-081700-000200-0
STINNETT KENNETH D
1731 W SPRING VALLEY RD
HEWITT, TX 76643-4230

AMOUNT PAID:

\$ _____

1731 Spring Valley Rd

Spring Valley Rd



Being 2.01 acres of land in the City of Hewitt, McLennan County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel rod found in the South line corner of said 2 acres and at a North corner of that called to Ver-Man LLC, recorded under McLennan County Clerk's Public Records of McLennan County, Texas and at the West

Thence North 62 Degrees 00 Minutes 00 Seconds East (Being the South line of said West Spring Valley Road and along the line of said steel rod found at the North corner of said 2 acres of land described in a deed to Lester E. Robertson, recorded in Public Records of McLennan County, Texas and at the West

Thence North 27 Degrees 24 Minutes 42 Seconds East (Being the East line of said 2 acres and along the line of said steel rod found at an interior corner of said 5.25 acres and at the East corner of this;

Thence South 27 Degrees 24 Minutes 42 Seconds East a distance of 418.87 feet to a 5/8 inch pipe found in a East line of said 107.97 acres and at the South corner of this;

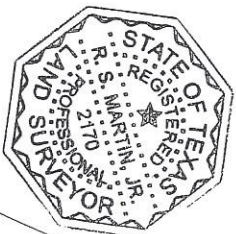
Thence North 27 Degrees 25 Minutes 35 Seconds West a distance of 417.20 feet to a 5/8 inch pipe found in a East line of said 107.97 acres and at the North corner of this;

NOTES ACCORDING TO SCHEDULE "B" (GF No. 201405116)

10.f.) Easement 590-540 D. R. - May affect subject tract 10.g.) Easement 775-364 D. R. - May affect subject tract 10.i.) Easement 920-420 D. R. - Blanket easement may c

Certified correct plat of an actual on-the-ground survey performed by me on or about the month of August 2014, there are no visible discrepancies, omissions, or any visible encroachments, protrusions or any other shown hereon; and certifies only to the legal description and commitment.

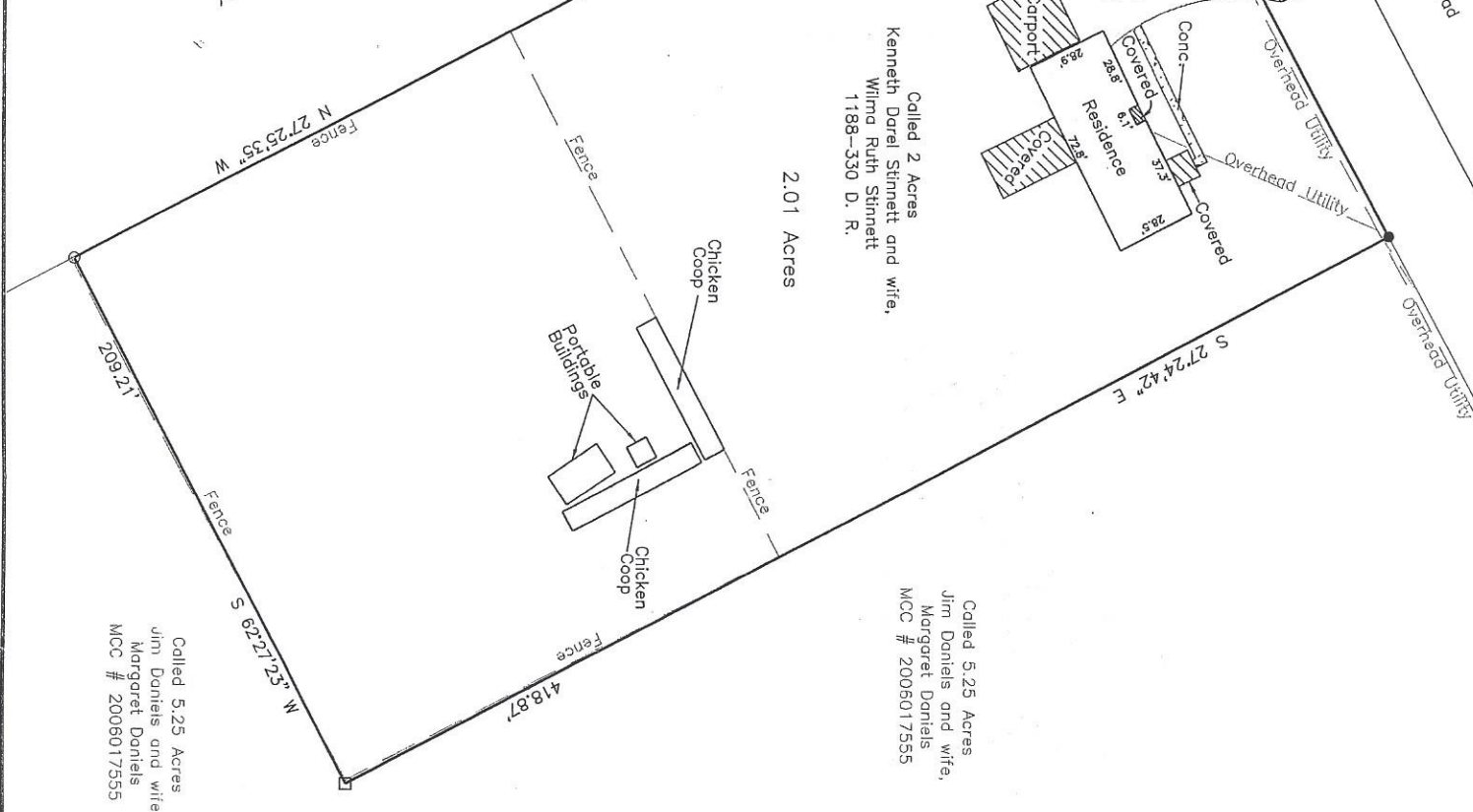
R. S. Martin Jr., R.P.L.S. 2170



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE "X" of the Flood Insurance Rate Map, Community Panel No. 48309C0050C effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area. This Flood Statement does not imply this tract will never flood.

☐ = 3 Inch Pipe Found
☐ = 1/2 Inch Steel Rod Found
☐ = 5/8 Inch Pipe Found

GF No. 201405116
Address: 1731 West Spring Valley Road



HEWITT

TEXAS

Letter to property owners within 200 feet were sent out via US Mail on August 8, 2014 to the following:

Carla Virginia Pavelka	115 Westchester Way
Yvette D Guardiola ETAL	103 Coventry Drive
Jimmy Charles McBride	111 Westchester Way
Kenneth D Stinnett	1731 W Spring Valley Road
Joyce I Schaeper	1804 W Spring Valley Road
Patricia (Milam) McFarland	101 Coventry Drive
Kyle Lee Lands	1711 W Spring Valley Road
Jim & Margaret Daniels	1725 W Spring Valley Road
William C Northern Jr Et Ux	113 Westchester Way

Legal Notice is set to appear in the Hometown News on August 26, 2014.

HEWITT TEXAS

August 8, 2014

Kenneth D Stinnett
1731 W Spring Valley Road
Hewitt, Texas 76643

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Hewitt, on Tuesday, September 2, 2014, at 7:00 PM at 105 Tampico Drive regarding a request to rezone, by Matt Clendennen, The Grounds Guys.

The requested rezoning from R-1 (Single Family District) to C-O (Outdoor Commercial District); is for the property located at 1731 W. Spring Valley Road, Hewitt, Texas, 76643, Legal description of property, Sprowles J, Tract 1A, Acres 2.0.

According to our City Tax Records you are the owner of property which is located within 200 feet of the area of proposed request. You are invited to attend to express your support or opposition.

This is not a summons to appear at the hearing, but this is a notice of said hearing.

NO OTHER NOTICE WILL BE MAILED. If further information is needed or desired, please contact the Zoning Secretary at the City of Hewitt Building Department at 254-666-6173.

Sincerely,



Eva Marie Greenup
Zoning Secretary

Planning & Zoning Commission – Agenda Item

Agenda Item #4

Item Description

Meeting Adjourned.