



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, October 7, 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 September 2, 2014, Planning & Zoning Commission Regular Meeting.
3. Discuss and vote on a new Planning and Zoning Commission Chairman and Vice-Chairman
4. Consider and take appropriate action concerning the Final Plat submitted for 36.323 Acres of Stoneridge II Addition, Phase 9.
5. 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 October 2, 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, September 2, 2014.

HEWITT TEXAS

Minutes of the Planning & Zoning Commission September 2, 2014 – 7:00PM

Members present: John Baker, Kurt Krakowian, Bobby Wolske, Walter Peterson, David Dossey, Charlie Turner, Michael Hix. Quorum was present.

Members absent: None absent.

Staff present: Eva Marie Greenup, Zoning Secretary

Item #1. **Call Planning and Zoning Meeting to order.** *Charlie Turner called the meeting to order at 7:00p.m.*

Item #2. **Minutes** – *a motion was made by Walter Peterson and seconded by John Baker to approve the minutes as submitted but allow for corrections. No Corrections noted, all in favor, motion passed. Minutes dated June10, 2014 stand approved.*

Item #3. **Public Hearing** – 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). *A motion was made by Kurt Krakowian to approve and seconded by Walter Peterson, all in favor, no opposition, motion passed. This agenda item will now go before the City of Hewitt City Council, on September 15, 2014.*

Item #4. **Adjourn.** *A motion was made by Walter Peterson and seconded by John Baker to adjourn meeting at 7:23 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 Final Plat submitted for 36.323 Acres of Stoneridge II Addition, Phase 9.

Duff Consulting Engineers, Inc.

Registered Engineering Firm # F-400

4201 No. 19TH St. - WACO, TEXAS 76708

(254)756-5414 FAX: (254)753-2642

E-Mail: miles.whitney@duffengineering.com

To: Eva Marie Greenup
Community Development Office Administrator
City of Hewitt
Via: E-mail

Re: City of Hewitt;
Preliminary Plat of Stoneridge II Addition (Recv'd 9/18/2014)
2nd Submission

Eva,

Please see the below review comments for the Preliminary Plat for the above mentioned subdivision.

1. Preliminary Plat is not signed and sealed by a State of Texas licensed professional engineer or registered surveyor.

With the item(s) mentioned above addressed, I find that the preliminary plat for the above mentioned subdivision meets the minimum requirements as set out the City of Hewitt's Ordinances.

Sincerely,



Miles Whitney, P.E.

September 18, 2014



HEWITT TEXAS

City of Hewitt

Plat Application

To the Planning & Zoning Commission and the City Council

Type of Plat: ☐ Preliminary ☒ Final ☐ Amended ☐ Administrative ☐ Re-plat
☐ Final Plat & Re-plat w/infrastructure ☐ Platting or Re-platting w/variance request

Legal Description of Property:

CALLER 36.323 ACRES DESCRIBED AS TRACT ONE IN M.CCD. 2014022549

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.

Number of Lots 31 Number of Acres 14.395

Zoning Classification: R-1 Proposed Zoning Use: RESIDENTIAL

Are variances being requested? If yes, please explain.

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

Ownership (deed): Doc. #/MCC No. 2014022549

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

OCTOBER 7, 2014

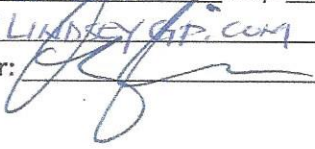
The rezoning application must be completed along with the following required information:

1. A notarized letter from the property owner authorizing applicant/representative to present the request, if the property owner will not be presenting the request.
2. 1 PDF file, 1 hard copy, 1 CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83
 - a. After plat has been reviewed and comments have been received the following additional copies of the plat will also be required (See Deadline Schedule):
 - i. 13 copies – 18" x 24"
 - ii. 1 CAD & 1 PDF File
 - iii. 2 Mylar Copies (Final Plat Only)
3. Original Tax Certificate from the McLennan County Tax Office.
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 to the City of Hewitt. 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: CENTRAL PARK HOLDINGS LLC Phone No. 254-379-6778
Mailing Address: 3208 GREENLEAF City: WACO State: TX
Email Address: RYAN@LINDSEYGP.COM
Signature of Property Owner:  Date: 09/02/14

Name of Applicant/Representative _____ Phone No. _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____
Signature of Applicant/Representative: _____ Date: _____

(COH Office Use Only)

Case No. _____ Date Received: _____ Time Received: _____
Type of Plat _____

Planning & Zoning Commission – Agenda Item

Agenda Item #4

Item Description

Adjourn.