



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, January 6, 2015, 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 October 7, 2014, Planning & Zoning Commission Regular Meeting.
3. Consider and take appropriate action concerning the request for zoning change on NW Corner of Baxley and IH-35, legally known as O'Campo, C A-32 Acres 23.395, 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 January 2, 2015.

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, October 7, 2014.



**Minutes of the Planning & Zoning Commission
October 7, 2014 – 7:00PM**

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

Members absent: Walter Peterson, Charlie Turner

Staff present: Miles Whitney, City Engineer, Roy Cole, City Inspector, Eva Marie Greenup, Zoning Secretary

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

Item #2. **Minutes** – *a motion was made by John Baker 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 September 2, 2014 stand approved.*

Item #3. **Discuss and vote on new Planning and Zoning Commission Chairman and Vice-Chairman.** *Kurt Krakowian nominated and made a motion to elect Charlie Turner as Chairman and Walter Peterson as Vice-Chairman. Seconded by John Baker, all in favor, no opposition, motion passed.*

Item #3. **Consider and take appropriate action concerning the Final Plat submitted for 36.323 Acres of Stoneridge II Addition, Phase 9.** *A motion was made by Kurt Krakowian to approve and seconded by John Baker, all in favor, no opposition, motion passed.*

Item #4. **Adjourn.** *A motion was made by John Baker and seconded by Michael Hix to adjourn meeting at 7:16 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 NW Corner of Baxley and IH-35, legally known as O'Campo, C A-32 Acres 23.395, 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:

20.617 ACRES OUT OF THE CARLOS O' CAMPO SURVEY. (SEE ATTACHED PLAT AND FIELD NOTES)

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.

NW CORNER OF BAXLEY AND IH-35

Zoning Change From **R-1** to **C-0**

(A PORTION OF THE PROPERTY IS ALREADY C-0)

Please describe the interest in property:

USES CONSISTENT WITH RV SALES

Existing Building(s) on Property: **YES - FUNTOWN RV**

Total sq. ft. of all buildings on property: **APPX 12,000 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. **2004046532 AND 2012005982**

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

JANUARY 6, 2015

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

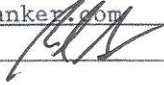
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 1 copy of building plans, if existing building(s) 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: PJC Hewitt, LLC Phone No. 512.639.5090
Mailing Address: 1404 S New Road City: Waco State: TX
Email Address: pcurry@pjcinvestments.net
Signature of Property Owner:  Date: 11/25/14

Name of Applicant/Representative Brad Davis, CCIM Phone No. 254.776.0000
Mailing Address: 500 N Valley Mills Dr City: Waco State: TX
Email Address: braddavis@coldwellbanker.com
Signature of Applicant/Representative:  Date: 11/25/14

* Name of Property Owner: EBM Waco Property, LLC Phone No. 325.895.1801
Mailing Address: 1726 N Main St City: Cleburne State: TX
Email Address: bill@funtownrv.com
Signature of Property Owner:  Date: 11/24/14

TO: CITY OF HEWITT
FROM: PJC HEWITT, LLC
RE: REPRESENTATIVE FOR RE-ZONING PART OF THE 23.4 ACRES
CARLOS O' CAMPO FROM R-1 TO C-O
DATE: NOVEMBER 24, 2014

I hereby authorize Brad Davis, CCIM of Coldwell Banker Commercial Jim Stewart, Realtors to represent me in this application for the above referenced zoning.

Respectfully submitted,

PJC Hewitt, LLC

By: _____

Patrick J. Curry – Manager

State of Texas
County of McLennan

This instrument was acknowledged before me on November 25, 2014
by Patrick J. Curry.

Seal

Carolyn M. Eichen

Notary Public's Signature



TO: CITY OF HEWITT
FROM: EBM WACO PROPERTY, LLC
RE: REPRESENTATIVE FOR RE-ZONING PART OF LOT 1, BLOCK 1,
BAXLEY ADDITION FROM R-1 TO C-O
DATE: NOVEMBER 24, 2014

I hereby authorize Brad Davis, CCIM of Coldwell Banker Commercial Jim Stewart, Realtors to represent me in this application for the above referenced zoning.

Respectfully submitted,

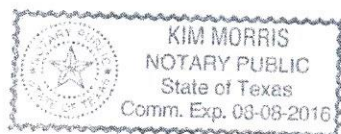
EBM Waco Property, LLC

By: 
William Brown – Manager

State of Texas
County of McLennan

This instrument was acknowledged before me on Nov 24, 2014
by William J. Brown.

Seal




Notary Public's Signature

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 20043117

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 17, 2004

Grantor: PMCI PROPERTIES I, L.P., a Texas limited partnership

Grantee: PJC HEWITT, LLC, a Texas limited liability company

Grantee's Mailing Address: Post Office Box 387, McGregor, McLennan County, Texas 76657

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK OF MCGREGOR in the principal amount of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK OF MCGREGOR and by a first-lien deed of trust of even date from Grantee to DAVID LITTLEWOOD, Trustee.

Property (including any improvements):

BEING all that tract of land in McLennan County, Texas, out of the Carlos O' Compo Grant, and being all of that called 30.48 acres of land described in a deed PMCI Properties I, L. P. as recorded in Volume 610, Page 809 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the Northwest line of U. S. Highway 81 at the East corner of said 30.48 acres, and the South corner of that called 4.010 acres of land described in a deed to Carroll Ray Clapper and wife, Carla Clapper as recorded in Volume 554, Page 200 of the Official Public Records of McLennan County, Texas;

THENCE South 25 degrees 43 minutes 26 seconds West, 1370.63 feet along said line of U. S. Highway 81 to a concrete monument found;

THENCE South 89 degrees 36 minutes 20 seconds West, 46.00 feet to a 3/8 inch steel rod found;

THENCE South 26 degrees 16 minutes 12 seconds West, 24.97 feet to a point in the centerline of Baxley Street;

THENCE North 28 degrees 03 minutes 34 seconds West, 1665.95 feet to a nail set at the centerline intersection of Baxley Street with Old Temple Road at the West corner of said 30.48 acres;

THENCE North 13 degrees 52 minutes 57 seconds East, 455.52 feet along the centerline of Old Temple Road to a spike found at the West corner of that called 27.831 acres of land described in a deed to Carroll Ray Clapper and wife, Carlo Clapper as recorded in Volume 108, Page 113 of the Official Public Records of McLennan County, Texas, from which a 1/2 inch steel rod found bears South 63 degrees 39 minutes 24 seconds East, 31.98 feet for witness;

THENCE South 63 degrees 39 minutes 24 seconds East (Bearing Basis), 1065.75 feet along the Northeast line of said 30.48 acres to a 1/2 inch steel rod found at the South corner of said 27.831 acres and the West corner of said 4.010 acres;

THENCE South 63 degrees 53 minutes 35 seconds East, 413.41 feet to the Point of Beginning, containing 30.487 acres of land.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the 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 way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

FIRST NATIONAL BANK OF MCGREGOR, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST NATIONAL BANK OF MCGREGOR and are transferred to FIRST NATIONAL BANK OF MCGREGOR without recourse against Grantor.

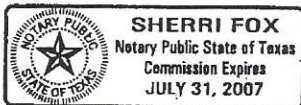
PMCI PROPERTIES I, L.P., a Texas limited partnership

PMCI MANAGEMENT I, LC, a Texas limited liability company, General Partner

William D. (Bill) Pfeiffer
Name:
Title:

THE STATE OF TEXAS
COUNTY OF McLENNAN

This instrument was acknowledged before me on November 18, 2004, by William D. (Bill) Pfeiffer, General Partner of PMCI MANAGEMENT I, LC, a Texas limited liability company, General Partner of PMCI PROPERTIES I, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Sherri Fox
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
PJC Hewitt, LLC
P.O. Box 387
McGregor, Texas 76657

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J.A. "Andy" Harwell

2004 NOV 24 03:57 PM 2004046532
YOUNG \$13.00

J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

GF 20111723
2011037466 opr

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: February 24, 2012

Grantor: PJC Hewitt, LLC, a Texas limited liability company

Grantee: EBM Waco Property, LLC

Grantee's Mailing Address: P. O. Box 2349, Cleburne, TX 76033

Consideration: \$10.00 and other good and valuable consideration, and a note of even date executed by Grantee and payable to the order of Wells Fargo Bank, National Association, in the principal amount of \$701,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Wells Fargo Bank, National Association and by a first-lien Deed of Trust of even date from Grantee to Stephen F. Marquart, Trustee.

Property: Being Lot One (1) in Block One (1) of the Baxley Addition to the City of Hewitt, McLennan County, Texas, as per plat recorded under Instrument #2011037466 of the Official Public Records of McLennan County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this Deed as being either assumed or subject to which title is taken; any visible and apparent road or other easement crossing the land, whether public or private easement, the existence of which is not disclosed by the public records, including, but not limited to, existing utility lines and equipment in place; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and

singular the Property to Grantee and Grantee's heirs, 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Wells Fargo Bank, National Association, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Wells Fargo Bank, National Association and are transferred to Wells Fargo Bank, National Association without recourse against Grantor.

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

PJC HEWITT LLC

BY: Lynn Maxwell
LYNN MAXWELL,
CHIEF FINANCIAL OFFICER

THE STATE OF TEXAS §
COUNTY OF MCLENNAN §

This instrument was acknowledged before me this 28th day of February, 2012 by the said Lynn Maxwell, Chief Financial Officer of PJC Hewitt LLC, on behalf of said limited liability company.



Sherry Dixon
Notary Public, State of Texas

Return to:
Home Abstract

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

J.A. Andy Harwell

February 29 2012 04:07 PM

FEE 15.00

2012005982

J A "Andy" Harwell County Clerk

McLennan County TEXAS

McLennan CAD - Map of Property ID 361549 for Year 2015



Property Details

Account

Property ID: 361549
Geo ID: 362022000001010
Type: Real

Legal Description: BAXLEY ADDITION Block 1 Lot 1 Acres 6.472

Location

Situs Address: 777 ENTERPRISE BLVD TX
Neighborhood: Com IH 35 'U' Hewitt City Area
Mapsco: 359
Jurisdictions: 36, 62, 86, 00, 08, CAD

Owner

Owner Name: EBM WACO PROPERTY LLC
Mailing Address: , PO BOX 2349, CLEBURNE, TX 76033-2349

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/20/361549/2015>

powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The McLennan County Appraisal District expressly disclaims any and all liability in connection herewith.

Planning & Zoning Commission – Agenda Item

Agenda Item #4

Item Description

Meeting Adjourned.