



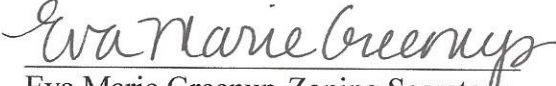
Notice of Meeting of the Planning & Zoning Commission of the City of Hewitt, Texas

Notice is hereby given that meeting of the Planning & Zoning Commission will be held on **Tuesday, March 3, 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 January 6, 2015, Planning & Zoning Commission Regular Meeting.
3. Consider and take appropriate action concerning request for zoning change of property on SW Corner of Spring Valley and Old Temple Road, legally known as Pat Barcus Addition, Part 4, 1.35 Acres, Lot 32, Block 4, from R5 (Single Family Attached Dwelling District), to R-4 (Multi Family Residential District).
4. Consider and take appropriate action concerning request for zoning change of 142 2nd Street (Also known as the Old Fire Department, being Lot 8, a portion of Lot 9, and a 10 foot by 75 foot strip out of the 20 foot wide alley, Block 1, Original City of Hewitt, McLennan County, Texas, Plat of record in Volume 94, Page 114, Deed Records, McLennan County, Texas) from R1 (Single Family Residential) to C2 (General Business District) as requested by the City of Hewitt.
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 February 23, 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 approval of minutes for the January 6, 2015, Planning & Zoning Commission Regular Meeting



**Minutes of the Planning & Zoning Commission
January 6, 2015 – 7:00PM**

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

Members absent: None

Staff present: Adam Miles, City Manager, Roy Cole, City Inspector, 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 October 7, 2014 stand approved.*

Item #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).** Brad Davis, Coldwell Banker, 500 N Valley Mills, Waco, applicant, appeared in favor. David Perez, 510 Rolling Hills and Garry Radke, 512 Rolling Hills appeared against. Addressed concerns from those opposing was the noise produced from the tractors moving the trailers, mud in the street, wood blocks left in the street, vehicles and trailers parked on the side of the street and security personnel shining bright lights during routine checks on trailers. Public Hearing was closed. A motion was made by Kurt Krakowian to approve the zoning change with recommendations with no parking along Baxley Street, strict enforcement on the noise level and how the trailers are transported to avoid traffic issues and future damage to the roadway. David Dossey seconded, all in favor with no opposition.

Item #4. **Adjourn.** *A motion was made by John Baker and seconded by Michael Hix to adjourn meeting at 7:29 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 request for zoning change of property on SW Corner of Spring Valley and Old Temple Road, legally known as Pat Barcus Addition, Part 4, 1.35 Acres, Lot 32, Block 4, from R5 (Single Family Attached Dwelling District), to R-4 (Multi Family Residential District).



February 18, 2015

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, March 3, 2015, at 7:00 PM at 105 Tampico Drive regarding a request to rezone, by Luke Morton of Morton Construction Co, Inc.

The requested rezoning from R-5 (Single Family Attached Dwelling District) to R-4 (Multi Family Residential District), is for the property on the SW Corner of Spring Valley and Old Temple Road, legally known as Pat Barcus Addition, Part 4, 1.35 Acres, Lot 32, Block 4.

According to our City Tax Records you are the owner of the 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 a notice of said hearing.

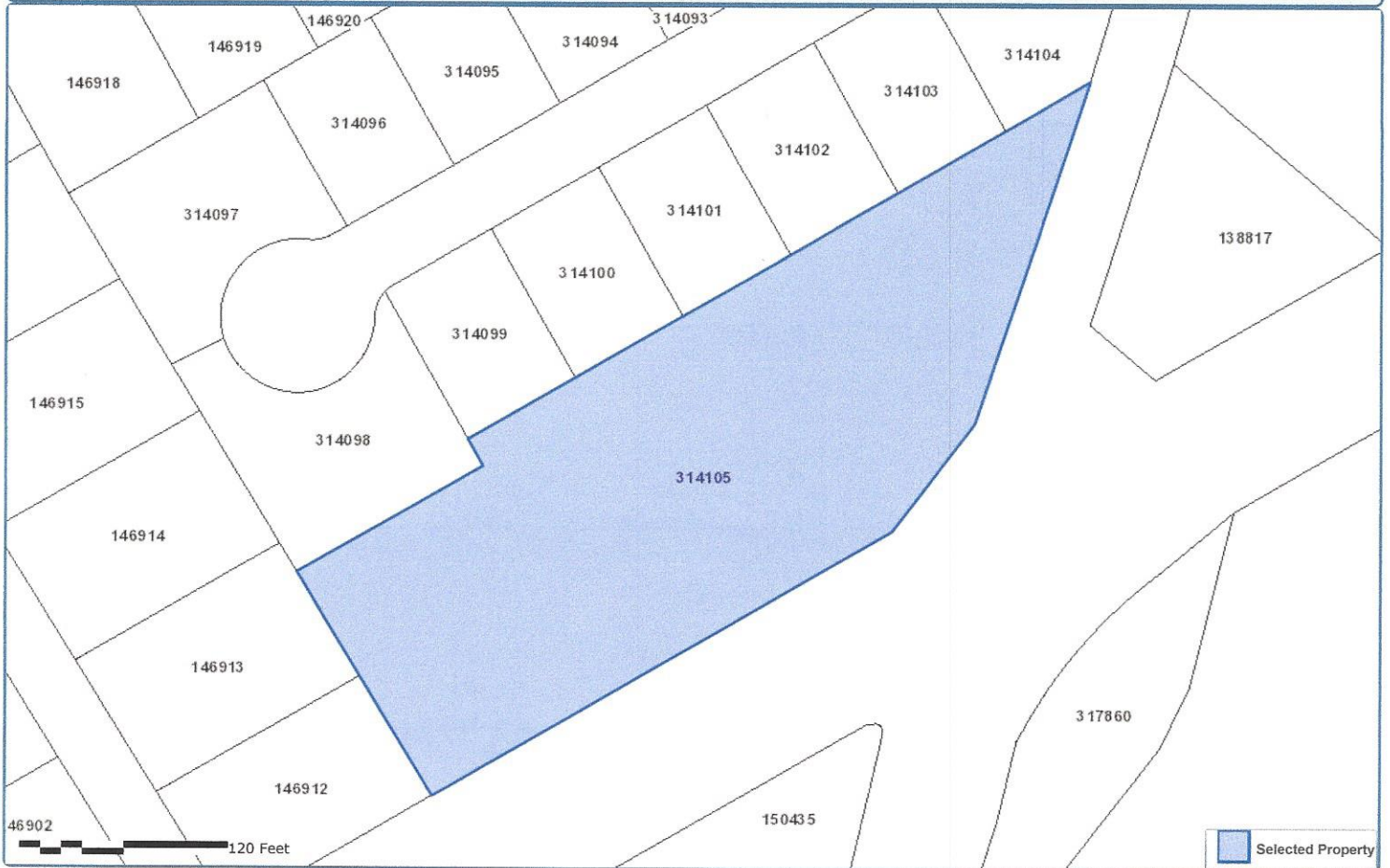
NO OTHER NOTICE WILL BE MAILED. If further information is needed or desired, please contact the Zoning Secretary at the City of Hewitt Building Department at 254-666-6173.

Sincerely,

A handwritten signature in cursive script that reads "Eva Greenup".

Eva Marie Greenup
Zoning Secretary

McLennan CAD - Map of Property ID 314105 for Year 2015



Property Details

Account

Property ID: 314105

Geo ID: 363030000027170

Type: Real

Legal Description: BARCUS PAT Block 4 Lot 32 Acres 1.35

Location

Situs Address: SPRING VALLEY RD TX

Neighborhood: RES BARCUS PAT

Mapsco: 359

Jurisdictions: 36, 62, 86, 00, 08, CAD

Owner

Owner Name: MORTON CONSTRUCTION CO INC

Mailing Address: , 3825 W. WACO DR, WACO, TX 76710

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/20/314105/2015>

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.

Received 02-03-15 @ 12:00p -
egreenup

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:

L-32, B-4; Pat Barcus Addition 1.35 Acres +/-

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.

SW corner of Spring Valley & Old Temple Rd.
Approx. 1.35 Acres +/- (Actual physical address is TBD.)

Zoning Change From R-5 Single Family Attached Dwelling to Multi-Family Residential R-4

Please describe the interest in property:

100% ownership

Existing Building(s) on Property: N/A - VACANT LAND

Total sq. ft. of all buildings on property: N/A - VACANT LAND

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

Ownership (deed): Doc. #/MCC No. 200606645
Release of Lien: 2015002093

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

Planning & Zoning Commission - March 3, 2015
City Council - March 16, 2015

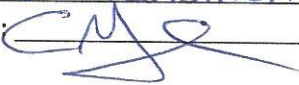
The rezoning application must be completed along with the following required information:

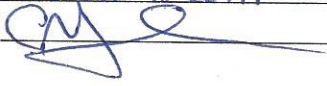
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 1 copy of building plans, if existing building(s) exist.
4. Non-refundable application fee (see Fee Schedule). \$250⁰⁰
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: MORTON Construction Co. Inc Phone No 254-230-9016
Mailing Address: 3825 W. Waco Dr. City: Waco State: TX
Email Address: shelly@mortonconstructiontx.com
Signature of Property Owner:  Date: 1-8-15

Name of Applicant/Representative Luke Morton Phone No 254-230-9016
Mailing Address: 3825 W. Waco Dr. City: Waco State: TX
Email Address: Shelly@mortonconstructiontx.com
Signature of Applicant/Representative:  Date: 1-8-15

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

J.A. Andy Harwell

May 11, 2006 10:23:25 AM

2006016645

FEE: \$11.00

J.A. "Andy" Harwell County Clerk

McLennan County TEXAS

WARRANTY DEED WITH VENDOR'S LIEN



DEED

2 PGS

2006016645

DATE: May 9, 2006

GRANTOR: Bradford Point Partners, LP.

GRANTOR'S MAILING ADDRESS: 3302 West Waco Drive, Waco, Texas 76710

GRANTEE: Morton Construction Company, Inc.

GRANTEE'S MAILING ADDRESS: 1639 Hannah Hill Road, Waco, Texas 76710

CONSIDERATION: Ten and no/100 Dollars (\$10.00) and other good and valuable cash consideration and a note of even date herewith, in the principal amount of \$45,000.00, executed by Grantee, payable to the order of INDEPENDENT BANK. The note is secured by a Vendor's Lien retained in this Deed and by a Deed of Trust on the property of even date from Grantee to Brian Holbart, Trustee.

PROPERTY (Including any improvements):

Lot Thirty-Two (32) Block Four (4) of the Pat Barcus Addition, Part 4, to the City of Hewitt, McLennan County, Texas, according to the final plat recorded under Clerks File Number 2002004266, Official Public Records, McLennan County, Texas.

RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Subject, however, to any and all restrictions, covenants, easements and outstanding mineral interests, if any, of record in the County Clerk's Office of said county and now in effect.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

Vendor's Lien against and Superior Title retained in this Deed secures the payment of the Notes herein described and is hereby transferred to INDEPENDENT BANK, without recourse on Grantor.

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

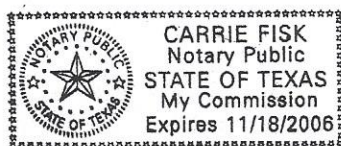
BRADFORD POINT PARTNERS, LTD.
A Texas Limited Partnership, BY: Manesseh
Enterprises, Inc., a Texas corporation, sole
General Partner


KAMMY PARKER, PRESIDENT

STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on the 9th day of May, 2006, by Kammy Parker, of Bradford Point Partners, LTD., a Texas Limited Partnership, BY: Manesseh Enterprises, Inc., a Texas Corporation, sole General Partner.




NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Return To:
~~First American Title~~
Waco

Return to:
Morton Construction Co.
1639 Hannah Hill Rd.
Waco, TX. 76712



Release of Lien

Date: January 22, 2015

Holder of Note and Lien: Independent Bank

Holder's Mailing Address: P.O. Box 21145
Waco, Texas 76702

Note

Date: January 22, 2015

Original principal amount: \$45,000.00

Borrower: Morton Construction Holdings, LLC

Lender: Independent Bank

Note and Lien Are Described in the Following Documents: [include recording information]

A Deed of Trust dated May 9, 2006 from Morton Construction Holdings, LLC to Brian Hobart, trustee, for the benefit of Independent Bank recorded as Instrument #2006016646 of the Official Public Records of McLennan County, Texas; that certain Modification and Extension Agreement dated November 9, 2006 recorded as Instrument #2007000100 of the Official Public Records of McLennan County, Texas; that certain Modification and Extension Agreement dated May 9, 2007 recorded as Instrument #2007019656 of the Official Public Records of McLennan County, Texas; the certain Modification and Extension Agreement dated November 9, 2008, recorded as Instrument #2008039445 of the Official Public Records of McLennan County, Texas; that certain Modification and Extension Agreement dated February 9, 2009 from Obligor to Robert C. Rigney, Trustee, for the benefit of Independent Bank, recorded as Instrument #2009004619 of the Official Public Records of McLennan County, Texas; and that certain Modification and Extension Agreement dated August 15, 2009 recorded as Instrument #2009027520 of the Official Public Records of McLennan County, Texas

Property (including any improvements)

Lot Thirty-Two (32), Block Four (4) of Pat Barcus Addition, to the City of Hewitt, McLennan County, Texas, according to the final plat recorded under Clerk's File Number 2002004266, Official Public Records of McLennan County, Texas.

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

Holder of Note and Lien acknowledges payment in full of the Note and releases the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

For value received, Holder of Note and Lien releases the Property from the Lien.

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

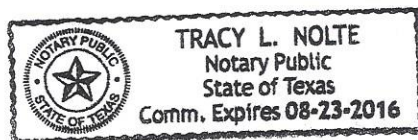
By: Mitchell P. Horner

Title: Vice President

STATE OF TEXAS)

COUNTY OF McLENNAN)

This instrument was acknowledged before me on the 23 day of January, 2015
by Mitchell P. Horner Vice President of Independent Bank, on behalf of
said banking association.



Tracy L. Nolte
Notary Public, State of Texas

Morton Construction Holdings
3825 W. Waco Drive
Waco, TX. 76710

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

J. A. "Andy" Harwell

J. A. "Andy" Harwell, County Clerk

01/23/2015 01:39 PM

Fee: \$20.00

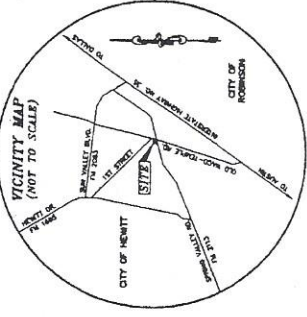
2015002093

RELEASE

McLennan County, Texas

MC 200004266 2 PGS

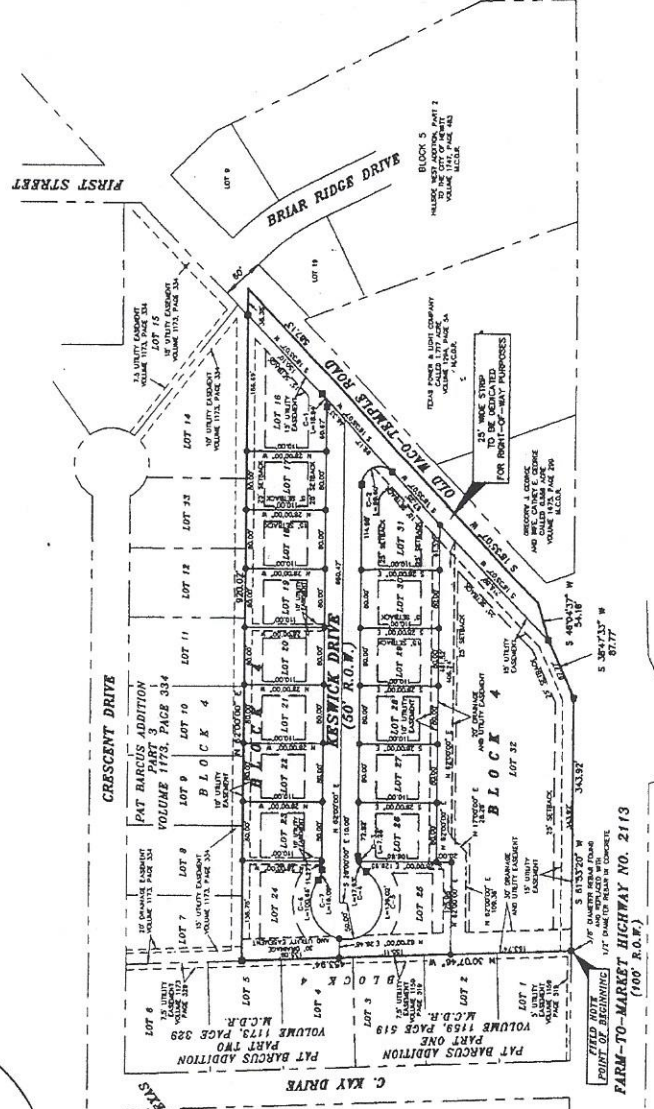
DETAIL TYPICAL SINGLE FAMILY BUILDING SETBACK LINES



CURVE TABLE	
STATION	CHORD
10+00	100.00
10+10	100.00
10+20	100.00
10+30	100.00
10+40	100.00
10+50	100.00
10+60	100.00
10+70	100.00
10+80	100.00
10+90	100.00
11+00	100.00
11+10	100.00
11+20	100.00
11+30	100.00
11+40	100.00
11+50	100.00
11+60	100.00
11+70	100.00
11+80	100.00
11+90	100.00
12+00	100.00

SCALE 1" = 100'

LEGEND	
●	1/2" DIAMETER REBAR PLACED
■	1/2" DIAMETER REBAR PLACED IN CONCRETE
○	1/2" DIAMETER REBAR FOUND IN CONCRETE UNLESS OTHERWISE NOTED
□	1/2" DIAMETER REBAR FOUND IN CONCRETE UNLESS OTHERWISE NOTED
(M.C.D.R.) = McLENNAN COUNTY DEED RECORDS	
(M.C.O.P.S.) = McLENNAN COUNTY OFFICIAL PUBLIC RECORDS	



CATONS O'CANPO SURVEY
ABSTRACT NO. 32
CITY OF HERMIT, McLENNAN COUNTY, TEXAS

FINAL PLAT
PAT BARCUS ADDITION, PART FOUR
TO THE CITY OF HERMIT, McLENNAN COUNTY, TEXAS

SHEET 1 OF 2

THE WALLACE GROUP, INC.
ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS
MAKO • TEXAS • McLENNAN • AUSTIN

THIS PLAT WAS PREPARED BY THE WALLACE GROUP, INC. IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF THE CITY OF HERMIT, TEXAS. THE WALLACE GROUP, INC. HAS BEEN LICENSED BY THE STATE OF TEXAS TO PREPARE AND RECORD SURVEYING PLATS IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF THE CITY OF HERMIT, TEXAS.

APPROVED THIS 10th DAY OF February, 2008
BY THE CITY ENGINEER AND CLERK OF THE CITY OF
HERMIT, TEXAS

[Signature]
CITY ENGINEER

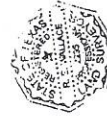
UNLESS OTHERWISE SHOWN, ALL UTILITY EASEMENTS ARE 10' WIDE
AS SHOWN ELEVATION TO 15' ABOVE GROUND AND 15' WIDE FROM
15' UPWARD, REFERENCE HERMIT CITY ORDINANCE NO. 05-07-A.

NOTES:
BLOCKS 1
16 LOTS: SINGLE FAMILY
1 LOT: RESIDENTIAL
ACREAGE 8.940

DEVELOPER: KAMMAM, INC.
604 SUN VALLEY BLVD.
HERMIT, TEXAS 76640-3632

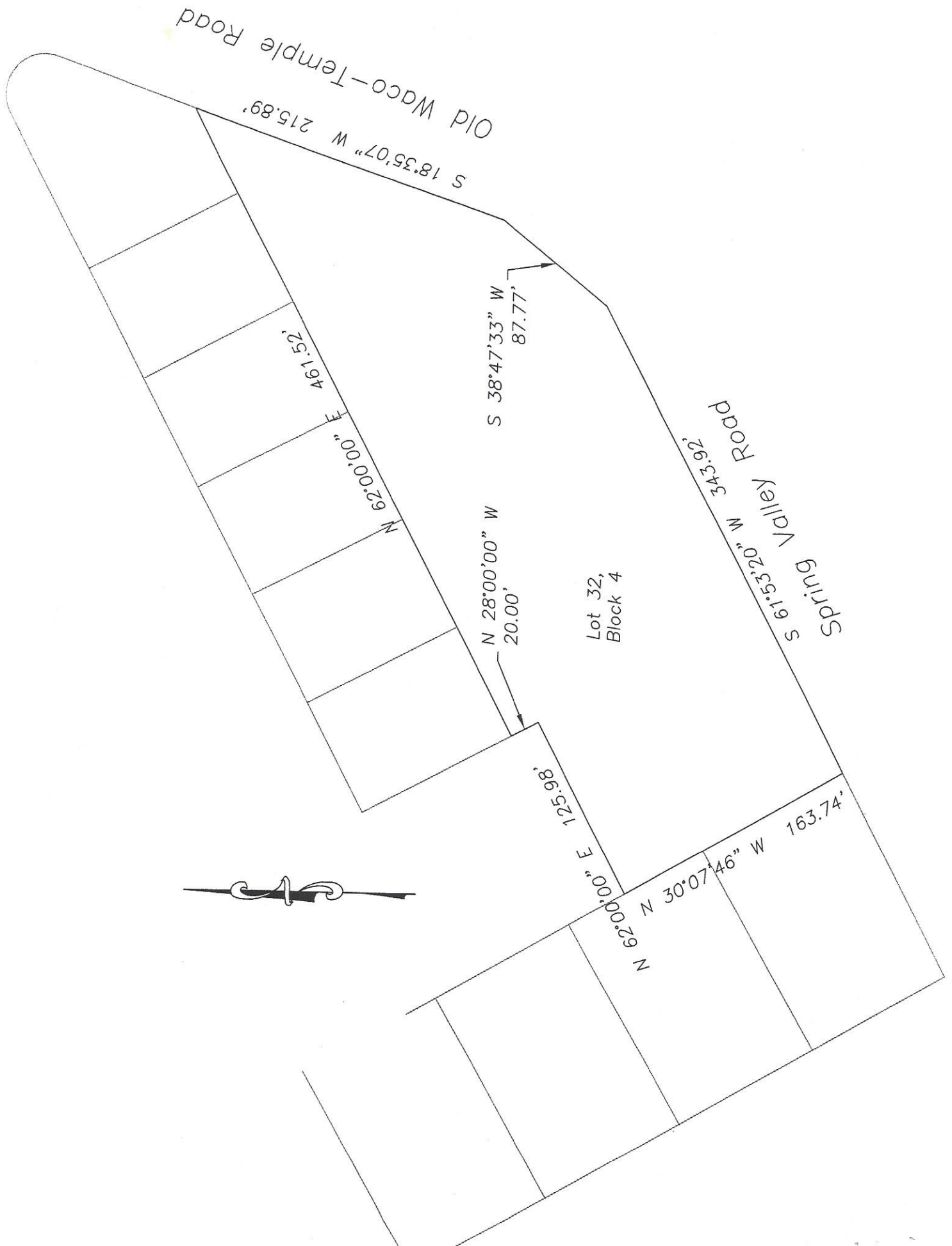
SURVEYOR: A.E. WALLACE R.P.L.S. NO. 2285
THE WALLACE GROUP, INC.
604 SUN VALLEY BLVD.
HERMIT, TEXAS 76640

UTILITY EASEMENT NOTE:
UNLESS OTHERWISE SHOWN, ALL UTILITY EASEMENTS ARE 10' WIDE
AS SHOWN ELEVATION TO 15' ABOVE GROUND AND 15' WIDE FROM
15' UPWARD, REFERENCE HERMIT CITY ORDINANCE NO. 05-07-A.



DATE	10-19-99
WORK ORDER NO.	0278
DRAWN BY	KSH
CHECKED BY	FEELBOOK/PC
SCALE	1" = 100'
PLAT NO.	0278
RECORD NO.	11-22-98
RECORD PAGE	NO. 2285

PLAT NO. C- 1972 DATE 10-22-99
WORK ORDER NO. 9279 DRAWN BY KRM
DIGITAL FILE 9279(9279DED.DWG) PLOT SCALE 1:100



Lot 32,
Block 4

Old Waco-Temple Road
S 18°35'07" W 215.89'

S 38°47'33" W 87.77'

N 28°00'00" W 20.00'

E 461.52'

N 62°00'00" E

E 125.98'

N 30°07'46" W 163.74'

Spring Valley Road
S 61°53'20" W 343.39'

Planning & Zoning Commission – Agenda Item

Agenda Item #4

Item Description

Consider and take appropriate action concerning request for zoning change of 142 2nd Street (Also known as the Old Fire Department, being Lot 8, a portion of Lot 9, and a 10 foot by 75 foot strip out of the 20 foot wide alley, Block 1, Original City of Hewitt, McLennan County, Texas, Plat of record in Volume 94, Page 114, Deed Records, McLennan County, Texas) from R1 (Single Family Residential) to C2 (General Business District) as requested by the City of Hewitt



NOTICE OF PUBLIC HEARING AND MEETING

RE: Consider the rezoning of 142 2nd Street (Also known as the Old Fire Department, being Lot 8, a portion of Lot 9, and a 10 foot by 75 foot strip out of the 20 foot wide alley, Block 1, Original City of Hewitt, McLennan County, Texas, Plat of record in Volume 94, Page 114, Deed Records, McLennan County, Texas) from R1 (Single Family Residential) to C2 (General Business District) as requested by the City of Hewitt.

Dear Property Owner:

The City of Hewitt is initiating the rezoning of the above described tract of land. You are receiving this letter because tax records indicate you are the owner of property within 200 feet of the subject property. This letter is your notice of the public hearings where this item will be discussed and considered.

The Hewitt Planning and Zoning Commission will consider this item at their regular meeting scheduled for Tuesday, March 3, 2015 at 7:00 p.m. at Hewitt City Hall located at 105 Tampico Drive, Hewitt, Texas 76643. Their recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, March 16, 2015, at 7:00 p.m. also at Hewitt City Hall. The purpose of the request is to consider rezoning the old Fire Station from its current R1 (Single Family Residential Zoning) to C2 (General Business District).

You are invited to attend both of the public meetings and voice your thoughts or concerns about this request. For additional information please contact Eva Greenup, Zoning Secretary at (254) 666-6173.

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.

Supplemental Information

The facility at 142 2nd Street was constructed and used as a Fire Department for many years. This use is allowed in the R1 Zoning District. With the recent completion of the Public Safety Facility on Patriot Court and subsequent move by the Fire Department personnel, the building is no longer utilized for its original intended purpose and the City Council is considering the sale of the property in the near future.

One of the main concerns is that the building was constructed as a Fire Department. Clearly, the building is more similar to a commercial building than a residential home. The City is proposing a rezoning of the property that would change the zoning from R1 Residential to C2 General Business District.

The City acknowledges that the C2 Zoning would allow some uses that are potentially undesirable or in conflict with the residential nature of the surrounding property. Included in this letter is a list of land uses that are allowed in the C2 General Commercial District. As you can see the C2 district includes all C1 (Restricted Commercial District) uses. A list of those uses has also been provided.

Again, the C2 (General Business District) zoning allows some uses that may be undesirable or in conflict with surrounding residential uses. While the rezoning is under consideration as a separate action, the City can also consider imposition of deed restrictions intended to further limit the use of the property in order to maintain the integrity of the neighborhood.

In this specific case, because the City of Hewitt is the owner of the property, the City can impose and enforce Deed Restrictions on the property. Included with this letter is a specific list of uses proposed to be prohibited by deed restriction that would otherwise be allowed in the C2 District.

Furthermore, the City Council will consider the following restrictions based on feedback from the neighborhood and comments received during the public hearings.

- Limited hours of operation
- Restrictions on outdoor storage
- Disallow additional signage
- Limit noise or light pollution
- Limit ability to expand the building (including height)

The following is an Excerpt from Appendix A: Zoning, of the Code of Ordinances of the City of Hewitt. The entire code may be found at www.cityofhewitt.com.

C1 Restricted Commercial District

1. Banks and other financial institutions.
2. Barber and beauty shops.
3. Business or professional offices.
4. Churches, convents, parish houses.
5. Commercial or private schools.
6. Convalescent or rest homes.
7. Dressmaking, millinery, tailor shops, shoe repair shops and similar shops.
8. Existing residential dwelling units used as such on the effective date of this ordinance.
9. Hospitals other than veterinary.
10. Nursery, kindergarten and other special schools.
11. Public office buildings used by schools, city, county, state or federal governments.
12. Public and private schools
13. Religious, educational and philanthropic institutions, but not animal care.
14. Retail bakery shop.
15. Retail candy shop.
16. Retail sales, excluding automobiles, trucks, motorcycles, farm machinery, construction machinery and equipment, building materials and agricultural and farm supplies, and subject to the following conditions:
 - (a) That all uses or activities be conducted wholly within an enclosed building.
 - (b) That yards be not used for display, sale, or storage of merchandise, for service to customers, or for the storage of vehicles, equipment, containers or waste materials.
 - (c) That all merchandise be firsthand and be sold at retail on the premises except merchandise considered to be antiques.
 - (d) That such use be not objectionable because of odor, excessive light, vapor, dust, steam or other airborne material, pollutants, presence of vermin or rodents, or similar nuisances.
17. Studies [studios] of artists and photographers.
18. Telephone exchange.

C2 General Business District

Uses permitted.

- (1) Any use permitted in the C-1 district;
- (2) Auction rooms;
- (3) Auto body operations;
- (4) Automobile accessory stores;
- (5) Automobile service facilities;
- (6) Automobile washes;
- (7) Blueprinting and photostating establishments;
- (8) Bus passenger station;
- (9) Business machine sales and service establishments;
- (10) Carpet and rug stores;
- (11) Catering establishments;
- (12) Cleaning and dyeing facilities;

C2 General Business District continued

- (13) Commercial recreation uses, including bowling alleys, arcades, golf driving range, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- (14) Department stores;
- (15) Drive-in eating establishments;
- (16) Dry goods stores;
- (17) Employment agencies;
- (18) Existing residential dwelling units and lodging uses as such on the effective date of this ordinance;
- (19) Exterminating shops;
- (20) Floor covering, sales and installation;
- (21) Fraternal, philanthropic and eleemosynary uses;
- (22) Furniture shops;
- (23) Furrier shops, including the incidental storage and conditioning of furs;
- (24) Hotels, apartment hotels and motels;
- (24.1) Hospitals, sanitariums, nursing homes and personal care centers;
- (25) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;
- (26) Laboratories for research development and testing;
- (27) Laundries;
- (28) Leather goods and luggage stores;
- (29) Loan offices;
- (30) Locksmith shops;
- (31) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;
- (32) Mortuaries;
- (33) Musical instruments sales and repair;
- (34) Office supply stores;
- (35) Orthopedic and medical appliance and supply stores;
- (36) Other retail and wholesale sales, rental and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any of the following uses:
 - (a) Any use permitted only in the M industrial district;
 - (b) Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.
- (37) Paint and wallpaper stores;
- (38) Painters and plumbers shops;
- (39) Pawnshops;
- (40) Phonograph, record, sound equipment and sheet music stores;
- (41) Physical culture and health services and reducing salons;
- (42) Printer;
- (43) Repair and storage garages;
- (44) Restaurants;
- (45) Sanitariums;
- (46) Schools for music, dance, business or trade;
- (47) Sewing machine sales and service, household appliances only;
- (48) Sporting goods stores;
- (49) Spray-painting operations;
- (50) Taxidermists;
- (51) Telegraph offices;
- (52) Theaters, lodges, assembly halls, auditoriums, clubs;

- (53) Ticket agencies, amusement;
- (54) Tire repair shops;
- (55) Travel bureaus and transportation ticket offices;
- (56) Upholstery shops;
- (57) Water softener sales and service;
- (58) Vehicle service centers;
- (59) Veterinary services for the care and temporary boarding, within an enclosed building, of domestic household pets;
- (60) The assembly of goods from previously processed or fabricated materials and the warehousing of these goods. Such uses shall be in conjunction with permitted commercial sales and service uses, shall be conducted wholly within a building, and there shall be no storage of hazardous materials. Such uses shall not emit any vibration, noise, dust, glare, heat, smoke or odor which is detectable beyond the lot on which the use is located;
- (61) Ministorage facilities;
- (62) Storage of rental trucks and trailers, except that vehicles or equipment shall not be parked within the public right-of-way.

Proposed List of Prohibited Uses

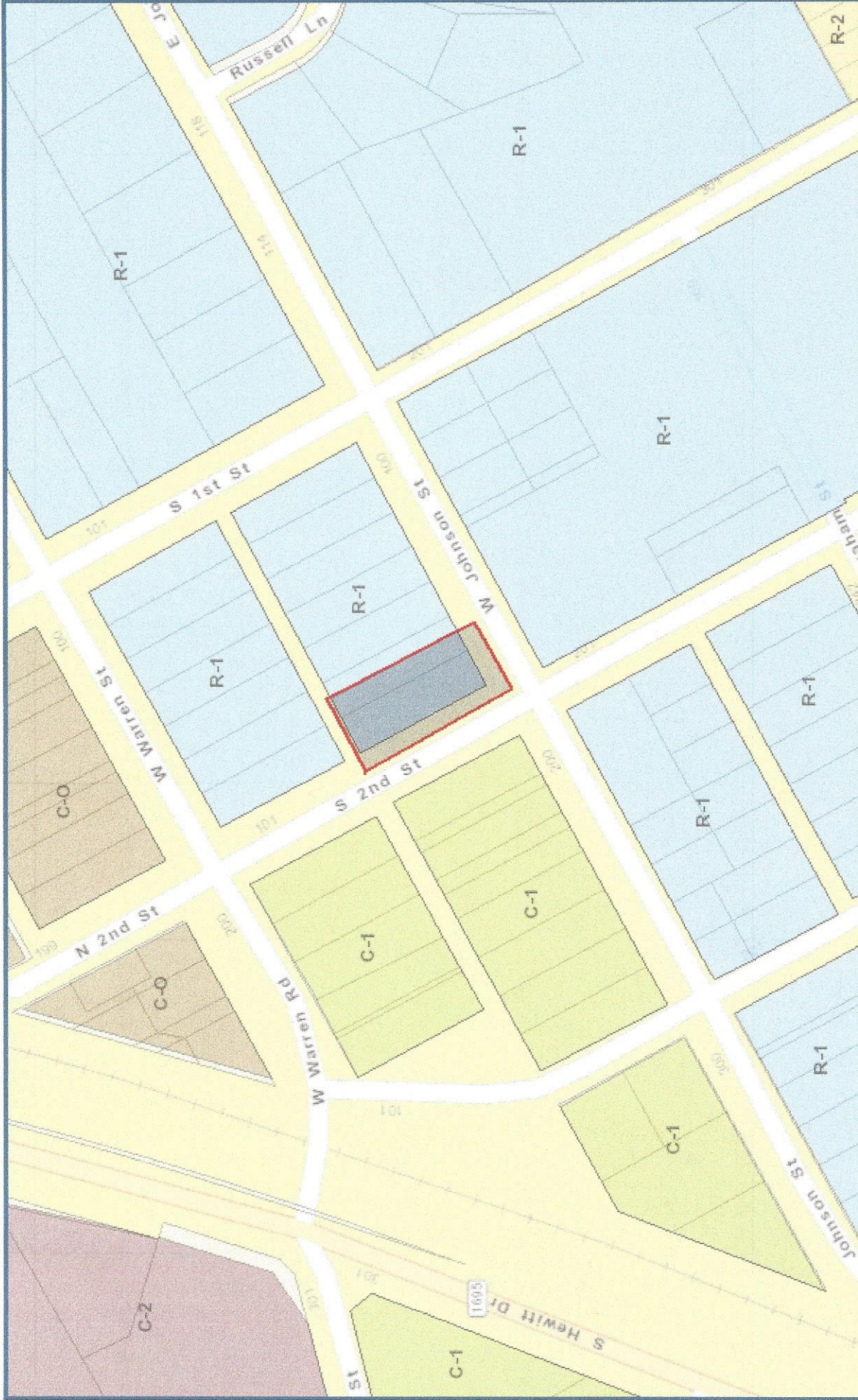
- (3) Auto body operations;
- (5) Automobile service facilities;
- (6) Automobile washes;
- (13) Commercial recreation uses, including bowling alleys, arcades, golf driving range, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- (15) Drive-in eating establishments;
- (24) Hotels, apartment hotels and motels;
- (24.1) Hospitals, sanitariums, nursing homes and personal care centers;
- (26) Laboratories for research development and testing;
- (31) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;
- (32) Mortuaries;
- (39) Pawnshops;
- (44) Restaurants;
- (45) Sanitariums;
- (49) Spray-painting operations;
- (52) Theaters, lodges, assembly halls, auditoriums, clubs;
- (54) Tire repair shops;
- (58) Vehicle service centers;
- (61) Ministorage facilities;

1519

142 2nd Street

Old Hewitt Fire Department

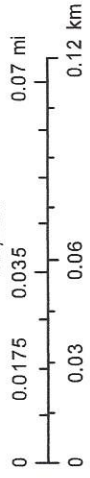
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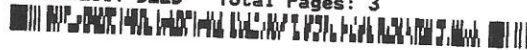


February 18, 2015

Override 1

1:2,257





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

GENERAL WARRANTY DEED

Date: November 19, 2011

Grantor: Hewitt Volunteer Fire Department, Inc., as
successor in interest to the Hewitt Volunteer
Fire Department

Grantor's Mailing Address (including county):

134 S. 2nd Street
Hewitt, McLennan County, Texas 76643

Grantee: City of Hewitt, Texas

Grantee's Mailing Address (including county):

P.O. Box 610
Waco, McLennan County, Texas 76643

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being Lot 8 and the West ½ of Lot 9 in Block One of the original town of Hewitt, Texas and being the same land conveyed to Hewitt Volunteer Fire Department of Hewitt, McLennan County, Texas, by deed dated July 17, 1969, and recorded in Vol. 1056, Page 252 of the McLennan County Deed Records, together with the South One-Half of the West Seventy-Five (75) feet of the alley running through Block One (1) of the original town of Hewitt, McLennan County, Texas, being the same property conveyed by deed dated March 11, 1968, to the Hewitt Volunteer Fire Department and recorded in Vol. 1359, Page 254 of the McLennan County Deed Records.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly subject to all easements, restrictions, rights-of-way, exceptions, reservations, and covenants of whatsoever nature of record or apparent on the ground, if any, and all of the zoning laws and other

Planning & Zoning Commission – Agenda Item

Agenda Item #5

Item Description

Adjourn.