

HEWITT TEXAS

NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **Public** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, November 3, 2015, at 7:00 PM in the City Council Room at Hewitt City Hall, 105 Tampico Drive**, 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 6, 2015, for the Planning and Zoning Commission regular meeting.
3. Consider and take appropriate action concerning the request for a rezoning change on 9.36 acres of land from the 21.408 acres, legally known as the Carlos O'Campo Grant described in a deed to Ray E. and Cynthia D. McCune Jr., recorded in MCC No. 2015029248, of the records of McLennan County, Texas, from R-1 (Residential) to CO (Commercial Outdoor). The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, November 16, 2015 at 7:00 PM at Hewitt City Hall.
4. 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 was posted on the Public Notice Board located in front of the City Hall before 5pm on October 30, 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.

HEWITT TEXAS

PLANNING AND ZONING AGENDA FORM

MEETING DATE: November 3, 2015

AGENDA ITEM: #2

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider approval of minutes for the October 6, 2015,
for the Planning and Zoning Commission regular
meeting.

HEWITT TEXAS

Minutes of the Planning and Zoning Commission October 6, 2015 – 7:00 PM

Members present: Charlie Turner, John Baker, Bobby Wolske, Walter Peterson, Michael Hix, Kurt Krakowian

Members absent: Jonathan Dulus

Staff present: Adam Miles, City Manager, Miles Whitney, City Engineer, and Eva Marie Greenup, Zoning Secretary

Item #1. **Call Planning and Zoning Meeting to order.** *Charlie Turner called the meeting to order at 7:01 PM.*

Item #2. **Minutes.** *A motion was made by John Baker to accept but allow for corrections and seconded by Michael Hix. No corrections noted; all six in favor, motion passed. Minutes dated September 1, 2015 stand approved.*

Item #3. **Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use. This request was brought before the Commission on September 1, 2015 and was denied. Luke Morton pulled the prior request and is reapplying to the Planning and Zoning Commission. The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall.** *Luke Morton with Morton Construction Holding LLC addressed the board and public with the proposed rezoning request. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. The following appeared against with concerns about depreciation of property values, traffic and draining issues. Mr. Gene Kent, 521 N. Old Temple Road, presented to the board signed petitions; Tim Mitchell, 522 N. Old Temple Road; Steve Wilbur, 328 Neely Road; Craig Waldrop, 128 Castleman Circle. Neither for or against was Adam Miles who addressed the concerns of spot zoning, the request meeting the R-1-G city ordinance and fire safety. Miles Whitney addressed questions from the board. A motion was made by Kurt Krakowian and seconded by John Baker to approve rezone request; those in opposition were Charlie Turner, Bobby Wolske, Michael Hix and Walter Peterson. Motion was denied. Planning and Zoning Commission recommendation will be presented to City Council on October 19, 2015.*

Item #4. Consider and take appropriate action concerning the request for a rezoning change on 94.43 acres in the Carlos O'Campo Grant, Abstract No. 32, McLennan County, Texas, being all of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249, being a portion of a called 154.9 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 200511040 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas, from M (Industrial) to BP (Business Park). The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall. *David Marek with the Wallace Group represented the Waco Industrial Foundation. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. A motion was made by John Baker and seconded by Kurt Krakowian. All six in favor, motion passed. Planning and Zoning Commission recommendation will be presented to City Council on October 19, 2015.*

Item #5. Consider and take appropriate action concerning the Preliminary Plat of Lots 1-3, Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas. *David Marek with the Wallace Group represented the Waco Industrial Foundation. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. A motion was made by Walter Peterson and seconded by John Baker. All six in favor, motion passed.*

Item #6. Consider and take appropriate action concerning the Final Plat submitted for the 25.00 acres, legally known as, Lot 1 Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas, being a portion of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas. *David Marek with the Wallace Group represented the Waco Industrial Foundation. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. A motion was made by Bobby Wolske and seconded by John Baker. All six in favor, motion passed.*

Item #7. Consider and take appropriate action concerning the Final Plat submitted For Imperial Estates Addition, Phase Eight. *Tony Tomchesson with Barnett Contracting, Inc. Represented Woody Butler Homes, Inc. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie's Turner opened the public hearing for those wishing to speak against. No one appeared. Mike Hammond, 215 Sun Valley, asked to speak about drainage issues and stated he was not for or against. A motion was made by Kurt Krakowian and seconded by Michael Hix. John Baker and Walter Peterson were in opposition. Four in favor, two opposed, motion passed.*

Item #8. **Adjourn.** *A motion was made by John Baker and seconded by Walter Peterson to adjourn the meeting at 8:01 PM, all in favor, motion passed.*

Chair

Approved



Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING AGENDA FORM

MEETING DATE: November 3, 2015

AGENDA ITEM: #3

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider and take appropriate action concerning the request for a rezoning change on 9.36 acres of land from the 21.408 acres, legally known as the Carlos O'Campo Grant described in a deed to Ray E. and Cynthia D. McCune Jr., recorded in MCC No. 2015029248, of the records of McLennan County, Texas, from R-1 (Residential) to CO (Commercial Outdoor). The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, November 16, 2015 at 7:00 PM at Hewitt City Hall.

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:

9.36 ACRES TRACT CARLOS O'CAMP GRANT

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.

9.36 ACRES BETWEEN CASTLEMAN CREEK & IH 35

Zoning Change From RESIDENTIAL to OUTDOOR COMMERCIAL

Please describe the interest in property:

OWNER

Existing Building(s) on Property: NONE

Total sq. ft. of all buildings on property: NONE

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

Ownership (deed): Doc. #/MCC No. 2015029248

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

NOVEMBER 6th

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.

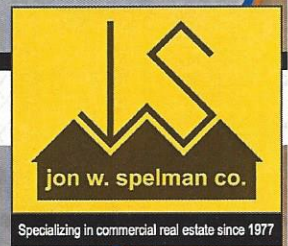
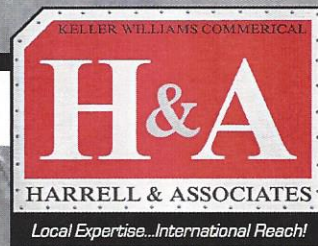
I understand that in the event the undersigned is not present or represented at the public hearing, the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning & Zoning Commission 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: RAY & CINDY MSCUNE Phone No. 254-724-2488
Mailing Address: 921 TAHOE TRAIL City: HEWITT State: TX
Email Address: TCBMCCUNE@YAHOO.COM
Signature of Property Owner: Ray E. Mcune Date: 9-28-15

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

21.408 Acres on IH-35 - Hewitt, Texas 76643



Warren Park

R-1: Single
Family District

C-O: Outdoor
Commercial District

Enterprise Blvd



I-35 S



Technology Based, Internet Driven! - For Complete Information, Please Visit: BradHarrellCCIM.com

Zoning

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HEWITT TEXAS

PLANNING AND ZONING AGENDA FORM

MEETING DATE: November 3, 2015

AGENDA ITEM: #4

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Adjourn.