

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, June 7, 2016, at 6:00PM in the City Council Room at Hewitt City Hall, 200 Patriot 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 May 3, 2016, Planning and Zoning Commission regular meeting.
3. Discussion and possible action: Change zoning from C-2 to R-4 on a lot addressed as 111 Post Office Drive, Hewitt Texas 76643, known as Wiethorn Addition, Lot 28 Block 2, to the City of Hewitt, being approximately 1.24 +/- acres.
4. Discussion and possible action: Change zoning from C-2 to R-4 on a lot with site address of Post Office Drive Dead End, Hewitt Texas 76643, known as Carlos O'Campo C A-32 Tract 62B, to the City of Hewitt, being approximately 2.58 +/- acres.
5. 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 June 3, 2016.

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 AND ZONING COMMISSION

Charlie Turner – Chairman

Bobby Wolske

John J. Baker

Kurt Krakowian

Michael Lee Hix

Walter H. Peterson

Jonathan Denton Dulus

CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

May 3, 2016 – 6:00PM

Members present: Charlie Turner, Bobby Wolske, Walter Peterson, John Baker

Members absent: Kurt Krakowian, Michael Hix, Jonathan Dulus

Staff present: Tracy Lankford, Community Development Director,
Miles Whitney, City of Hewitt Engineer
Eva Marie Greenup, Zoning Secretary

Item #1. Call Planning and Zoning Meeting to order. *Charlie Turner called the meeting to order at 6:02PM.*

Item #2. Minutes. *A motion was made by John Baker to accept but allow for corrections and seconded by Walter Peterson. No corrections noted; all four in favor, motioned passed. Minutes dated April 5, 2016, stand approved.*

Item #3. Discussion and possible action: Approval final plat for Stoneridge Addition II Phase 10, to the City of Hewitt, McLennan County, Texas. Being a portion of the remainder of a called 36.323 acre tract described as tract one in a deed to Central Park Holdings, LLC. Recorded under McLennan County clerk's document 2014022549 of the official public records of McLennan County, Texas. *Taylor Blanchard, 600 Austin Avenue Suite 20, Waco Texas 76701, representing Walker and Partners was present to answer any questions. Miles Whitney, City Engineer stated the City recommends approval of the final plat. A motion was made by John Baker and seconded by Bobby Wolske. All four in favor, motion passed. Stoneridge Addition II Phase 10 final plat was approved.*

Item #4. Adjourn. *A motion was made by John Baker and seconded by Walt Peterson to adjourn meeting at 6:07PM, all four in favor, motion passed.*

Chairman

Date Approved

Eva Marie Greenup, Zoning Secretary

APPLICATION REVIEW

Z-2016-3

HEARING DATE: June 7, 2016

1. CASE # Z-2016-3
PROPERTY ADDRESS: 111 Post Office Dr.
LEGAL DESCRIPTION: Lot 28, Block 2 Wiethorn Addition

2. APPLICANT: Jesse Blackwell
MAILING ADDRESS: 3966 Box Ranch Rd. Bruceville, TX. 76630

When a zoning proposal is received that is not consistent with the Comprehensive Land Use Plan, the City may consider a change in the plan's policies or the Future Land Use Map. The review of the proposal should consider the following criteria:

- Will the proposed change enhance the site and the surrounding area
- Is the proposed change a better use than that recommended by the existing Future Land Use Map
- Will the proposed use impact adjacent residential areas in a negative manner, or will the proposed use be compatible with, and/or enhance adjacent residential areas
- Are the uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility
- Does the proposed change do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth
- Can the proposed use be served by available public facilities and services
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community, and would it contribute to the City's long-term economic well-being

3. REQUEST:

LAND USE DESIGNATION:

From **COMMERCIAL** to **HIGH DENSITY RESIDENTIAL**

(Land Use designation of COMMERCIAL to R-4 MULTIFAMILY HIGH DENSITY DISTRICT)

ZONING:

From **C-2 GENERAL COMMERCIAL** to **R-4 MULTIFAMILY HIGH DENSITY**

SUMMARY DESCRIPTION OF USES IN R-4: High density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters. Permitted Uses are as shown in Section 2.104(B).

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located within a mixed area of Residential and Commercial uses. The large majority of the surrounding area is residential in nature.

PLANNING SERVICES RECOMMENDATION:

LAND USE:

Community Development recommends ***APPROVAL*** of the land use designation change from ***COMMERCIAL to HIGH DENSITY RESIDENTIAL*** based on the following findings:

- 1) Commercial/Retail and Residential land use is the dominant land use designation for the surrounding neighborhood. The encroachment of the residential land use designation into this commercial neighborhood is considered compatible.
- 2) The public infrastructure is adequate to provide for zoning districts allowed in the proposed residential land use designation.
- 3) The property is located at the end of a public street.
- 4) There is an adequate supply of vacant land currently designated for commercial and retail land use located in the surrounding area.

ZONING:

Community Development recommends ***APPROVAL*** of this request to change the zoning from ***C-2 to R-4*** based on the following findings:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in R-4 zoning district.
- 3) The property meets all the size and width requirements for R-4 zoning.
- 4) The property is located on a public street.

Notices: 13 mailed; 2 returned,

CASE NO. Z-2016-3

ENGINEERING SERVICES DATA

1. Street condition: Good_____ Acceptable_ X Needs Reconstruction_____
2. Street width: Existing: ROW 50' Pavement 30'

Required: ROW__ Pavement
3. Curb and Gutter:
Needs to be installed_____ Exists_____ Needs Reconstruction_____
4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property.

Engineering Department comments and recommendations:

No Comments

CASE NO. Z-2016-3

INSPECTION SERVICES REVIEW

Comments

No objections.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME:

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No Comments

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: To be determined

Health Department Comments and Recommendations: None

POLICE DEPARTMENT REVIEW

No Comments

CASE #Z-2016-2

PROPERTY OWNERS LIST

Applicant: Jesse Blackwell

Owner: Doodnauth Harrykissoo
Theresa Dwyer

June 3rd, 2016

To Whom it may concern,

HISTORY/BIO:

Russ Davis Homes and Blachil Properties are pleased to present our \$8,000,000 real estate development, Eagles Landing in Hewitt.

Russ Davis has 11 years of experience in the construction industry, the last 6 of which he has been owner of his own company, Russ Davis Homes Inc. Originally he is from Abilene, TX, but graduated from Baylor University in 2004 with a business degree. Russ currently serves as vice president for the Heart of Texas Builders Association. He builds spec homes, as well as custom homes, and strives to please his customers throughout the entire home building process.

Blachil Properties is owned by Jesse Blackwell and David Hill and has been heavily involved in real estate acquisition and management for the last 7 years.

GOALS FOR THE PROJECT:

Our goal is to provide successful professionals, young and old alike, and retirees an upscale place to call "home". Our residents want security, luxury, safety and quiet, without having to worry about routine household maintenance. Most of our residents can afford a house, but they choose a townhouse because they like the freedom to travel without having to worry about the maintenance of a house.

DEVELOPMENT:

Eagles Landing in Hewitt located on Post Office rd on just off of Hewitt Drive is a 70 unit high-end townhouse community with a value of over 8,000,000 **This is a market rent development with NO Section 8 or Government Assistance Allowed!** The development complemented with Urban-styled architecture will be constructed with 100% concrete exterior including a combination of brick and Hardy-Board concrete siding and trim. The unit mix will include a combination of 2 and 3 bedrooms, ranging in size from 1,000 to 1,350 square feet. Rents will average \$1,200 per month. The interior features include oversized floor plans with high end appliance and fixtures.

RESIDENTS/QUALIFYING:

Our residents are young professionals, school teachers, nurses, technicians, and even retirees.

Each applicant must pay an Application Fee and qualify using the criteria listed below:

*Criminal Background check- No felonies or previous history of violent or sexual crimes allowed at all. Parking tickets and speeding tickets are allowed but anything more than that must be explained.

*Credit Check – Payment history is largely considered. Also, we check for any kind of judgments. If a person has filed bankruptcy, a minimum of 7 to 10 years before allowed to rent with Case. We do NOT want people who do NOT pay their bills.

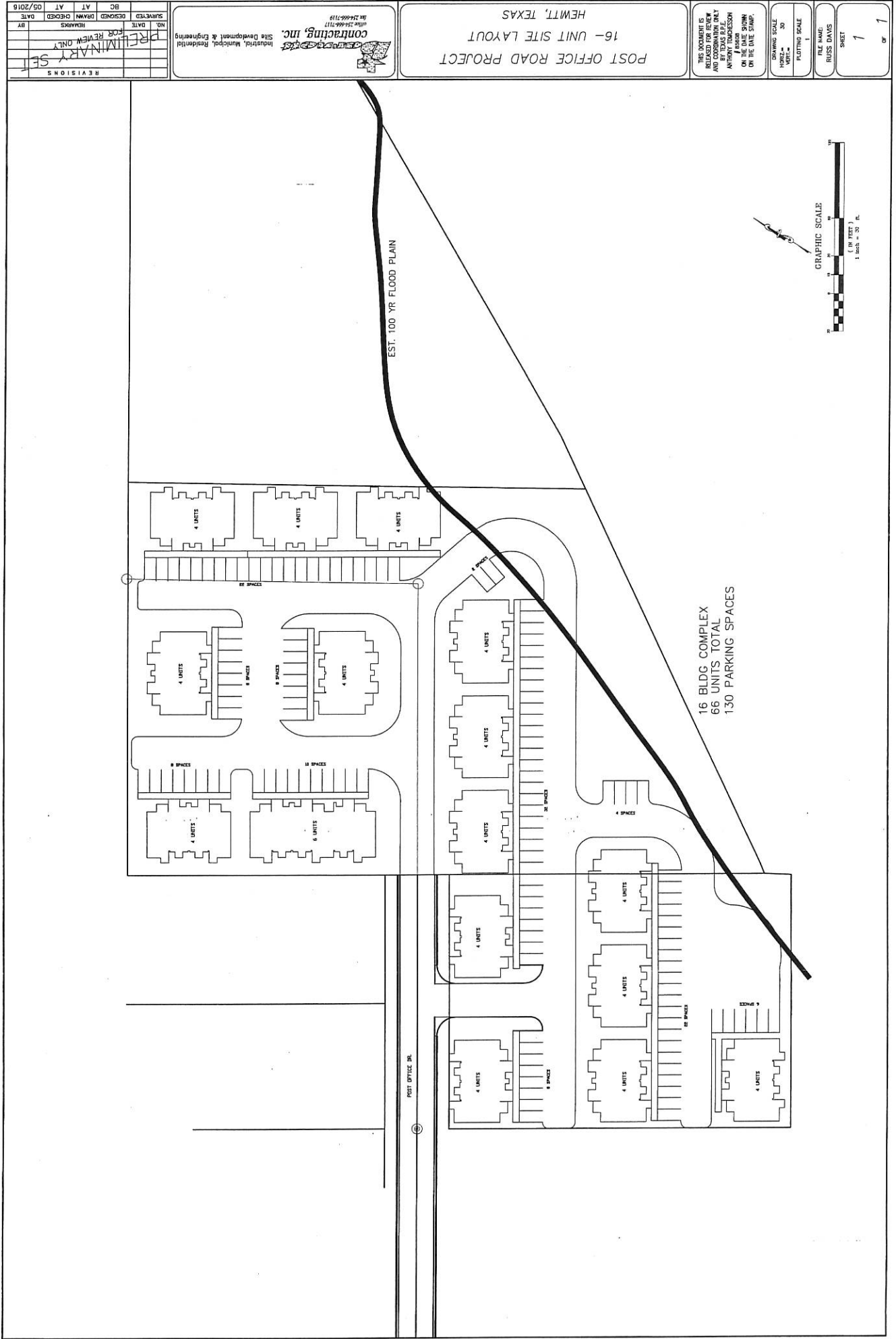
*Employment & Income Verification - Residents are required to have been employed for at least 1 year to qualify and must make at least 3 times their rent; however, our residents income averages 7 times their rent.

*Rental History – One year of verifiable residency will be required. A poor rental profile, consisting of non-payment, eviction, drug use, poor housekeeping, poor supervision of children, violence or unruly or destructive behavior by applicant or occupants, will be automatically denied.

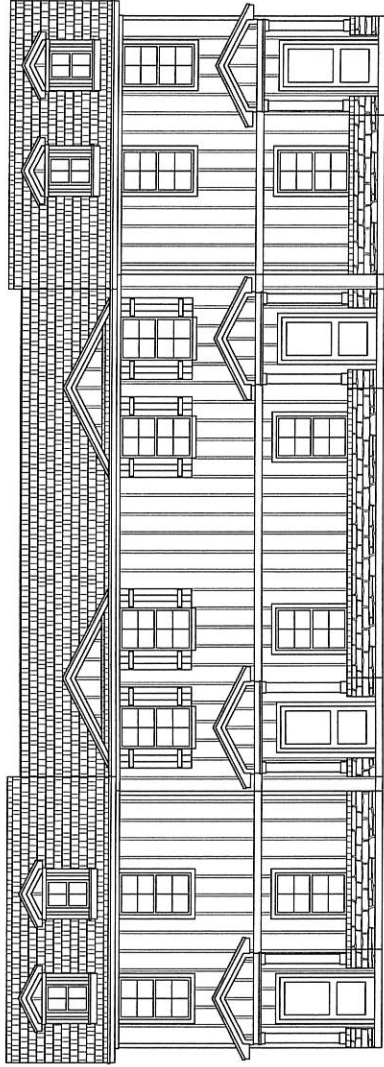
Please feel free to call me with any questions or concerns.

Sincerely,

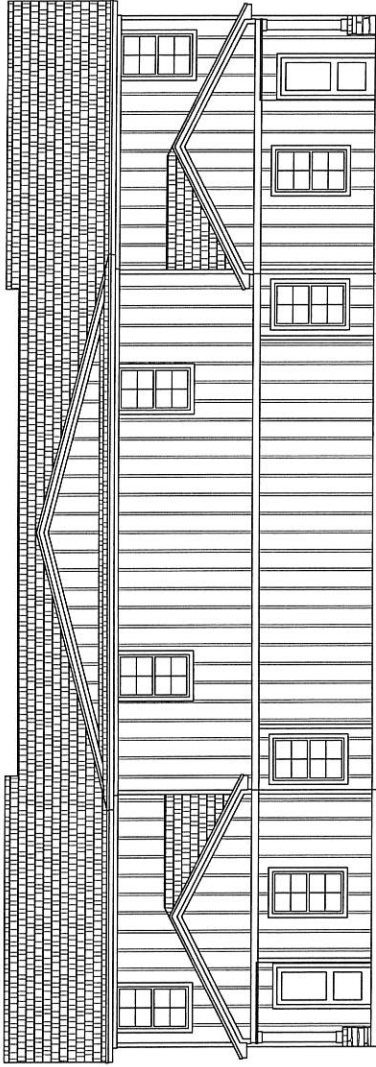
Russ Davis, Jesse Blackwell, and David Hill



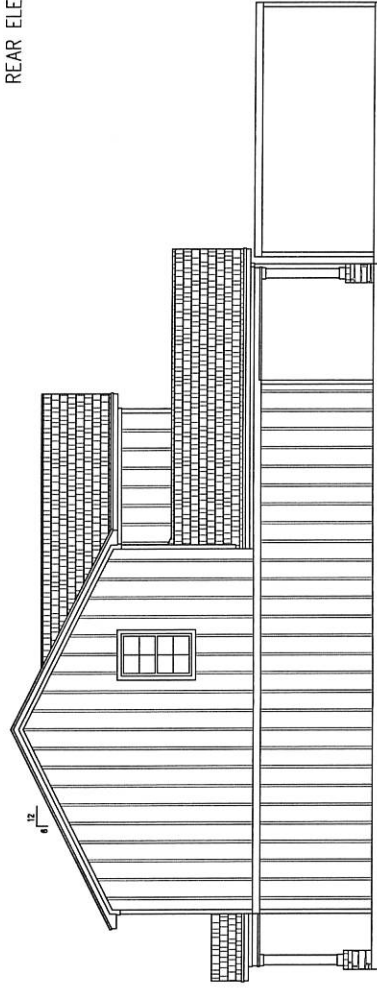
FRONT ELEVATION



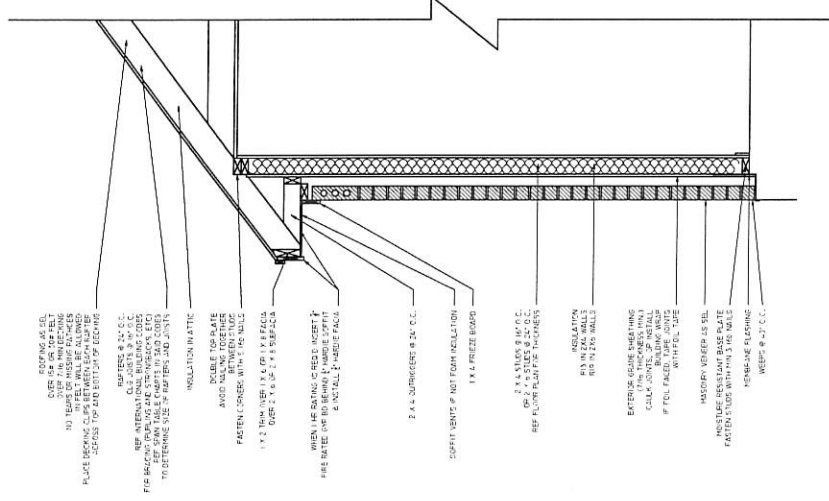
0 2 4
SCALE: 1/4" = 1'-0"



REAR ELEVATION



SIDE ELEVATIONS



IMAGINATION DESIGNS, LLC



A HOME IN WACO, TEXAS
RESIDENTIAL PLANS FOR

PAGE NO.

2

FRAMING DETAILS

0 6' 1'
SCALE: 1/4" = 1'-0"

