



**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, July 12, 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 June 7, 2016, Planning and Zoning Commission regular meeting.
3. Discussion and possible action: Change the Comprehensive Plan Future Land Use Map from **Low Density Residential to Commercial** and zoning from **C-1 Restricted Commercial to C-O Outdoor Commercial** on property located at the intersection of Old Temple and Spring Valley, more particularly described as, Lot 42 Block 3 Wintergarden Addition, being approximately +/- 1.6 acres.
4. Discussion and possible action: Change the Comprehensive Plan Future Land Use Map from **Low Density Residential to High Density Residential** and change zoning from **R-1 Single Family Residential to R-5 Single-Family Attached Dwelling** on property located at 506 Sun Valley Boulevard, also known as, O'Campo C Abstract 32 Tract 9 being approximately +/- 8.187 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 July 8, 2016.

City of Hewitt

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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 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

June 7, 2016 – 6:00PM

**Members present:** Walt Peterson, Bobby Wolske, John Baker, Michael Hix, Kurt Krakowian

**Members absent:** Charlie Turner, 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.** *Walt Peterson 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 Bobby Wolske. No corrections noted; all five in favor, motioned passed. Minutes dated May 3, 2016, stand approved.*

**Item #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.** *Jesse Blackwell, with Blackhill Restoration, 3966 Fox Ranch Road, Bruceville, TX and Tony Tomchesson with Barnett Contractors, 981 FM 56, Valley Mills, TX, were present and available for questions. No public attendance, a motion was made by John Baker to accept and seconded by Kurt Krakowian, all five in favor, motion passed.*

**Item #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 86643, known as Carlos O'Campo C A-32 Tract 62B, to the City of Hewitt, being approximately 2.58 +/- acres.** *Jesse Blackwell, with Blackhill Restoration, 3966 Fox Ranch Road, Bruceville, TX and Tony Tomchesson with Barnett Contractors, 981 FM 56, Valley Mills, TX, were present and available for questions. No public attendance, a motion*

Page 2 of 2

Hewitt Planning and Zoning Commission Minutes – June 7, 2016

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*was made by John Baker to accept and seconded by Michael Hix, all five in favor, motion passed.*

**Item #5. Adjourn.** *A motion was made by John Baker and seconded by Michael Hix to adjourn the meeting at 6:07PM, all five in favor, motion passed.*

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Chairman

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Date Approved

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Eva Marie Greenup, Zoning Secretary

REQUEST FOR ZONING CHANGE  
506 SUN VALLEY BLVD / 328 IVY LANE  
AND  
INTERSECTION OF  
OLD TEMPLE ROAD AND SPRING VALLEY BLVD.

# APPLICATION REVIEW

## Z-2016-4

HEARING DATE: July 12, 2016

1. **CASE #** Z-2016-4  
**PROPERTY ADDRESS:** S. Old Temple Rd.  
**LEGAL DESCRIPTION:** Wintergarden Block 3 Lot 42

2. **APPLICANT:** Joe Seeber  
**MAILING ADDRESS:** 506 Sun Valley Blvd, Hewitt, TX. 76643

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 **LOW DENSITY RESIDENTIAL to COMMERCIAL**

(Land Use designation of RESIDENTIAL to COMMERCIAL DISTRICT)

#### **ZONING:**

From **C-1 RESTRICTED COMMERCIAL to C-O OUTDOOR COMMERCIAL**

**SUMMARY DESCRIPTION OF USES IN C-O:** The C-O outdoor commercial district is intended to permit a wide variety of businesses characterized by those uses that require an extensive amount of land for the conduct of business. Uses permitted in the C-O districts shall include uses permitted in the C-1 and C-2 districts and such uses when the use entails outdoor facilities or display or sale of items for sale outside of a building, in excess of five percent of the total lot area. Permitted Uses are as shown in Section 2.111.

**PLANNING SERVICES REVIEW**

**NEIGHBORHOOD CHARACTER:**

This property is located within an area of Residential 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 ***LOW DENSITY RESIDENTIAL to COMMERCIAL*** based on the following findings:

- 1) Residential land use is the dominant land use designation for the surrounding neighborhood. The encroachment of the commercial land use designation into this residential 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 along a public street.
- 4) There is an inadequate 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-1 to C-O*** 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 C-O zoning district.
- 3) The property meets all the size and width requirements for C-O zoning.
- 4) The property is located on a public street.

**Notices: 17 mailed; 0 returned,**

**CASE NO. Z-2016-4**

**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-2016-4**

**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-2016-4**

**PROPERTY OWNERS LIST**

Applicant: Joe Seeber

Owner: Joe Seeber

# HEWITT TEXAS

July 6, 2016

Dear Property Owner:

This is to confirm your request to change the Comprehensive Plan land use designation from Residential to Commercial and to change the zoning classification from C-1 Restricted Commercial to C-O Outdoor Commercial on property located at the intersection of Old Temple and Spring Valley more particularly described as follows:

Lot42, Block 3 Wintergarden Addition  
(See map on reverse side)

State laws require that all zoning must be in conformance with the Comprehensive Plan.

**FIRST HEARING:**

The First hearing will be held before the City Planning and Zoning Commission.

Day and Date: Tuesday, July 12 , 2016  
Time: 6:00 P.M.  
Place: City Council room at Hewitt City Hall, 200 Patriot Court

**SECOND HEARING:** (Occurs only after a decision is made by Planning and Zoning Commission)

Day and Date: Tuesday, July 18 , 2016  
Time: 7:00 P.M.  
Place: City Council Room at Hewitt City Hall, 200 Patriot Court

The City Council makes the final decision on the request for change. They may grant or deny the comprehensive plan change, or in some instances, refer the request back to the Planning and Zoning Commission for further study.

For more information on the Zoning Ordinance, its land use classifications, set back lines, parking requirements, etc., you may contact the Community Development Department at 666-6173, or at 103 N. Hewitt Drive.

Very truly yours,



Tracy Lankford  
Community Development Director

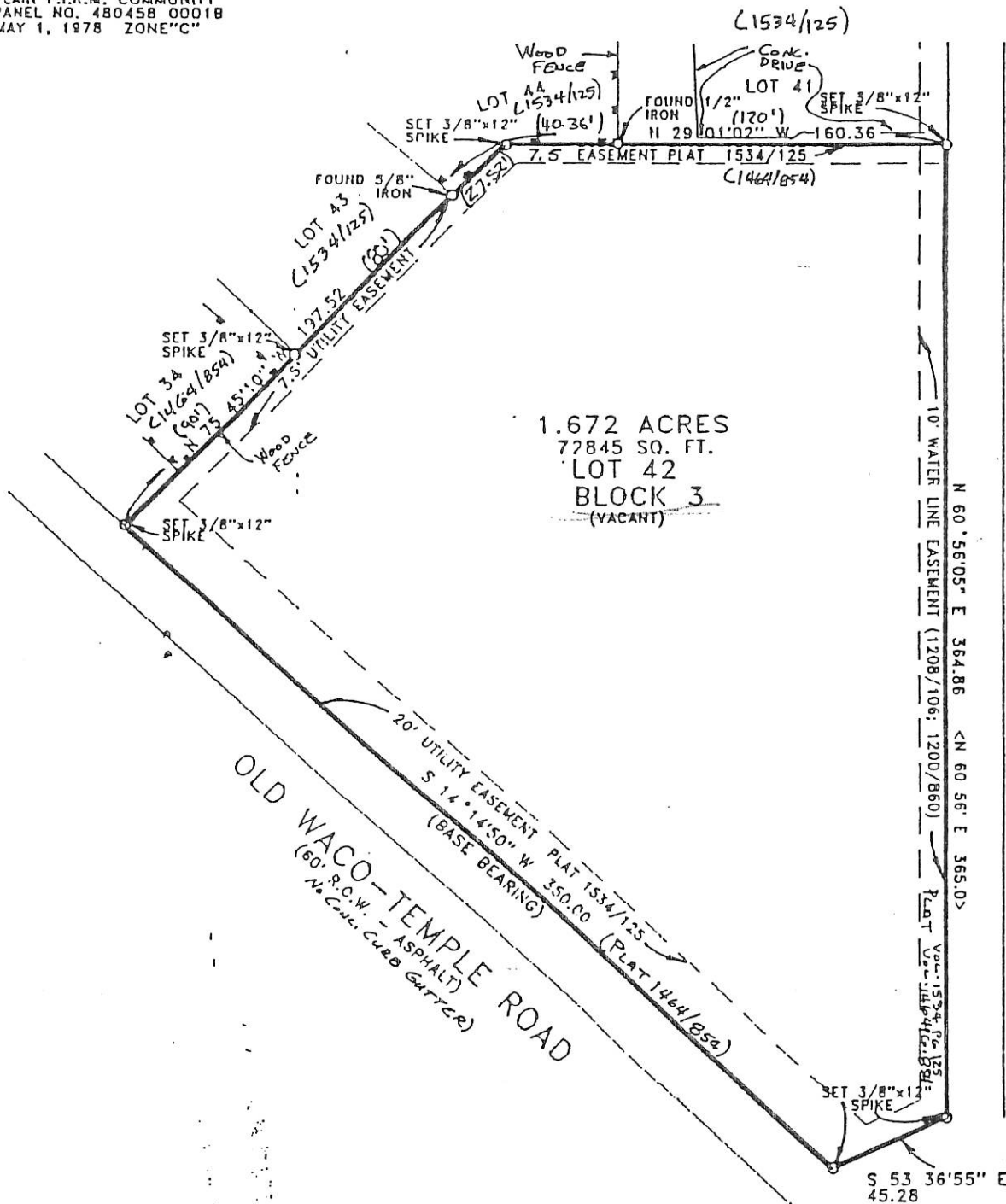
Case # Z-2016-4

# SURVEY PLAT

I, ALL PARTIES INTERESTED IN PREMISES SURVEYED: This is to certify that I have, this date made a careful and accurate survey on the ground of property located at Spring Valley Road and the Old Waco-Temple Road, in the City of Hewitt, Texas, Lot 42, Block 3 WINTERGARDEN ADDITION, being a resubdivision of Lots 1-10, Lot 32 and Lot 33, Block 3, Wintergarden Addition, Part 1, in the City of Hewitt, McLennan County, Texas recorded in Volume 1464, Page 854 of the Deed Records of McLennan County, Texas. (Plat 1534/125)

SCALE: 1" = 50'

THIS TRACT IS NOT IN THE  
AREA OF THE 1882 YEARLY FLOOD  
PANEL NO. 480458 00018  
MAY 1, 1978 ZONE "C"



SPRING VALLEY ROAD (F.M. 2113)  
(100' R.O.W. - ASPHALT)  
No Conc. CURB GUTTER

I hereby certify that this survey was performed by persons working under my supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location, and type of buildings and improvements being within the boundaries of the property, set back from the property lines the distance indicated and that the distance from the nearest intersection street or road is as shown on said plat. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS. (VACANT LOT)

JAHN COMPANY, INC  
6614 SANGER #23  
WACO, TEXAS 76710

SCALE: 1" = 50' DATE: 12/29/94  
JOB: #94494  
DISK 3 CONTINUED

Stanley L. Jahn  
STANLEY L. JAHN



WINTERGARGEN ADDRESS LIST

MITCHELL RICHARD L & CYNTHIA E  
309 APRIL LN  
HEWITT, TX 76643-3920

BAKER ERICH J & LORI E  
113 APPALOOSA TRL  
WACO, TX 76712-8812

MCCRAW DONNA L  
301 APRIL LN  
HEWITT, TX 76643-3920

BIG C LAND DEVELOPMENT LLC  
PO BOX 249  
HEWITT, TX 76643-0249

MORTON CONSTRUCTION CO IN  
3825 W. WACO DR  
WACO, TX 76710

ANDERSON VINCENT RAY  
916 C KAY DR  
HEWITT, TX 76643-3627

MCCLORY ROBERT D &  
SANDRA K  
920 C KAY DR  
HEWITT, TX 76643

PICKETT NANCY E ETAL  
300 W SPRING VALLEY RD  
HEWITT, TX 76643-3697

DOUGLAS HARRY DAN  
PO BOX 761  
HEWITT, TX 76643-0761

JOHN HENRY CONTRERAS  
300 APRIL LN  
HEWITT, TX 76643-3919

JACKSON MARY L  
302 APRIL LN  
HEWITT, TX 76643-3919

MCCOY MARK & MARTHA  
306 APRIL LN  
HEWITT, TX 76643-3919

ANDERSON CYNTHIA RENEE  
PO BOX 154765  
WACO, TX 76715-4765

HAUN JERRY L ETUX  
314 APRIL LN  
HEWITT, TX 76643-3919

APBASI ESTEFANA CORTEZ  
315 W SPRING VALLEY RD  
HEWITT, TX 76643-3604

WALLER LINDA PUTMAN  
311 W SPRING VALLEY RD  
HEWITT, TX 76643-3604

BARR BRIAN DEAN ETUX  
310 BUCK RUN RD  
CRAWFORD, TX 76638-3451

June 3, 2016

REQUEST FOR ZONING CHANGE (C-1 TO C-0)

1.66 ACRES @ SOUTHWEST CORNER

OLD TEMPLE ROAD & SPRING VALLEY BLVD.

I Joe Seeber would like to request that the subject property be changed in zoning from C-1 to C-0. It is in the best interest of the community and produces the highest use for the community because:

- Convenience. Across both Old Temple Road and Spring Valley Blvd. new housing developments have begun. They will result in approximately 80 new homes. These residence will require a nearby convenience store. None could be more convenient than this location.
- Revenue to the City. This tract has only a couple of uses: Offices such as dentist, doctor or insurance. Or a convenience store. A convenience store, because of the high taxes related to gasoline sales, would probably produce three to four times more tax revenue, to the City, than an office of some kind.

In the past, there have been requests for the same zoning change. The requests were turned down. In the discussions the Commission and Council seemed to agree that the convenience store was the better use for the property. But, there was some concern about related traffic congestion.

It was suggested by more than one Council member that we resubmit the request, after the intersection was signalized. Since that time, TxDOT has installed a state of the art signal system that is the equal of any intersection signals. Thus the traffic congestion is mitigated as well as possible.

Respectfully, I would request that the Zoning Commission and the City Council change the zoning of the subject property from C-2 to C-0.

Best Regards



Joe Seeber

# 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:

WINTERGARDEN Block 3 Lot 42

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.

South OLD TEMPLE ROAD, TX

Zoning Change From C-1 to C-D

Please describe the interest in property:

WANT TO BUILD A CONVENIENCE STORE

Existing Building(s) on Property: 0

Total sq. ft. of all buildings on property: 0

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

Ownership (deed): Doc. #/MCC No. MCAD # 363425 00007806

FILE # 94932969 PLAT 1534/125

MCCLENNAN COUNTY RECORDS VOLUME 1414 PAGE ~~854~~ 854

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

~~MARCH 1, 2016~~  
JUNE 2016

*[Handwritten signature/initials]*

**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: JOE SEEGER Phone No. 254-744-0900  
Mailing Address: 506 Sun Valley City: Hewitt State: TX  
Email Address: JOSEEBER@earthlink.net  
Signature of Property Owner: [Signature] Date: 6/3/14

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

# APPLICATION REVIEW

## Z-2016-5

**HEARING DATE:** July 12, 2016

**1. CASE #** Z-2016-5  
**PROPERTY ADDRESS:** 506 Sun Valley Boulevard  
**LEGAL DESCRIPTION:** O'Campo C Abstract 32 Tract 9 +/- 8.187 Acres

**2. APPLICANT:** Joe Seeber  
**MAILING ADDRESS:** 506 Sun Valley Blvd, Hewitt, TX. 76643

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 **LOW DENSITY RESIDENTIAL** to **MEDIUM/HIGH DENSITY RESIDENTIAL**

#### **ZONING:**

From **R-1 SINGLE-FAMILY DISTRICT** to **R-5 SINGLE-FAMILY ATTACHED DWELLING DISTRICT**

**SUMMARY DESCRIPTION OF USES IN R-5:** The attached single-family residence district is intended to provide for development of attached dwellings located on a separate lot, delineated by front, side and rear lines, at moderate densities where it may serve as a transitional use between single-family residential areas and more intensive uses; or in locations with convenient access to the major street system and proximity to community services.

Permitted Uses are as shown in Section 2.105(B).

**PLANNING SERVICES REVIEW**

**NEIGHBORHOOD CHARACTER:**

This property is located within an area of residential uses. The large majority of the surrounding area is residential in nature.

**PLANNING SERVICES RECOMMENDATION:**

**LAND USE/ ZONING**

The review and possible approval of this 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

**Notices: 13 mailed; 2 returned,**

**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-2016-5**

**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-2016-5**

**PROPERTY OWNERS LIST**

Applicant: Joe Seeber

Owner: Joe Seeber

# 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:

See Addenda A

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.

328 Ivy Ln., 50650A Valley  
Ocampo & A-32 Tract 9

Zoning Change From R to R5

Please describe the interest in property:

See Addenda A

Existing Building(s) on Property: 0

Total sq. ft. of all buildings on property: 0

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

Ownership (deed): Doc. #/MCC No. See Addenda B

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

\_\_\_\_\_



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: Joe Seeber Phone No. 254-744-0900  
Mailing Address: 506 Sun Valley City: Hewitt State: TX  
Email Address: joseeber@earthlink.net  
Signature of Property Owner: [Signature] Date: 6/3/14

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

June 3, 2016

Request for Zoning Change

506 Sun Valley Blvd

328 Ivy Lane

2.2 acres between and adjoining the two addresses above.

This request (Change from R-1 to R-5) probably is best understood if a supplemental narrative is added.

I, Joe Seeber, bought the home at 506 Sun Valley Blvd about 2000. A few years later, the property at 328 went up for sale and I bought it. It is one house on about 4.5 acres. Between the two properties there was approx... 2.7 acres of land with nothing on it.

Owning the two houses and the land that went with each, it seemed a good idea to buy the connecting 2+ acres creating one contiguous tract of 8+ acres so I did that. When I owned all three properties, I went to the County to apply and pay for the relating to get it all on the tax roles as one property. Having done that, I claimed the entire property as my homestead. I am 76 years of age. The combination of the homestead extension and the tax limitation to homeowners of a certain age; combining the three saved me a substantial sum of money on taxes.

It seems apparent that, at some point in history, this land was envisioned as residential property not only because it is zoned residential but also because, as I understand it, some underground utilities are already in place. (About this, I am unsure. I would like to respectfully ask the Zoning Commission to see if that is correct or not.

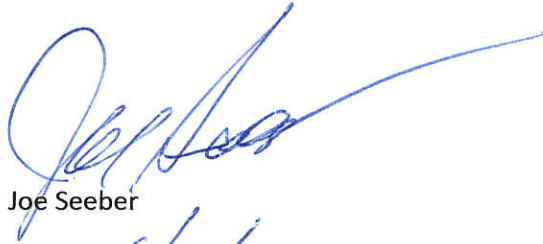
Two large developers have already expressed interest and offered to buy this tract of land with the intention to build connected, single residence housing. It seems apparent that there will be continuing efforts to develop the property with R-5 housing. There are several reasons that would be beneficial to the City of Hewitt.

- Population growth. The properties planned would provide housing for approximately 120 – 150 people. If one looks at Hewitt's population, this one development would increase the total population by 1%.
- Taxes. It is reasonable to project a one percent increase in population of 1%
- Strategic planning: The 1 % increase in taxes paid, do not necessarily translate to Hewitt realizing a growth of 1%. As an example the new Wal-Mart store has potential for great growth in tax revenue...If everyone in Hewitt who shop at Wal-Mart go to that store. However, in reality, the existing Wal-Mart is not in Hewitt and will be far more convenient to residence in the northern portion of the city. However, new housing in the southern areas of the city will be far more convenient to the new store than the old one. Thus they will more likely shop at the Hewitt Wal-Mart, producing tax revenue for Hewitt, rather than going to the older store and take their tax dollars to Waco.

***Promoting housing growth in the southern regions of Hewitt is the kind of strategic planning which will assure Hewitt that it gets its share of the regional tax dollars.***

For the reasons stated above, I would like to respectfully request that the City of Hewitt Planning and Zoning Commission and the Hewitt City Council grant our request to change the zoning on the subject property from R-1 to R – 5

Respectfully presented



Joe Seeber

4/3/14

# HEWITT TEXAS

July 6, 2016

Dear Property Owner:

This is to confirm your request to rezone from R-1 Single-family Residential to R-5 Single-family Attached Dwelling on property located at 506 Sun Valley Boulevard more particularly described as follows:

O'Campo C Abstract 32 Tract 9 being +/- 8.187 acres  
(See map on reverse side)

State laws require that all zoning must be in conformance with the Comprehensive Plan.

**FIRST HEARING:**

The First hearing will be held before the City Planning and Zoning Commission.

Day and Date: Tuesday, July 12, 2016

Time: 6:00 P.M.

Place: City Council room at Hewitt City Hall, 200 Patriot Court

**SECOND HEARING:** (Occurs only after a decision is made by Planning and Zoning Commission)

Day and Date: Tuesday, July 18, 2016

Time: 7:00 P.M.

Place: City Council Room at Hewitt City Hall, 200 Patriot Court

The City Council makes the final decision on the request for change. They may grant or deny the comprehensive plan change, or in some instances, refer the request back to the Planning and Zoning Commission for further study.

For more information on the Zoning Ordinance, its land use classifications, set back lines, parking requirements, etc., you may contact the Community Development Department at 666-6173, or at 103 N. Hewitt Drive.

Very truly yours,



Tracy Lankford  
Community Development Director

Case # Z-2016-5

1519

# 506 SUN VALLEY BLVD

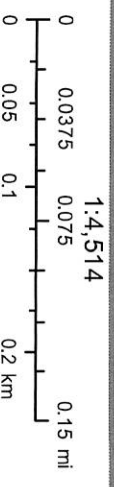
ZONING REQUEST

HEWITT  
TEXAS



July 6, 2016

Parcels



SUN VALLEY ADDRESS LIST

BUSH RICHARD & SHARA  
708 GIBRALTAR LN  
LORENA, TX 76655-4061

LEWALLEN BETTYE LTE  
GREG LEWALLEN ETAL  
503 SUN VALLEY BLVD  
HEWITT, TX 76643-3504

MUECK MARJORIE H LTE  
DEBORAH J MUECK & NANCY GREEN  
507 SUN VALLEY BLVD  
HEWITT, TX 76643-3504

HODSON DAVID R & LUANN  
14010 HORSESHOE CIR  
WOODWAY, TX 76712-7524

GATHRIGHT SEAN  
510 SUN VALLEY BLVD  
HEWITT, TX 76643-3503

LUSTER RANZY L  
402 IVY LN  
HEWITT, TX 76643-3431

DILLON CYNTHIA A  
400 IVY LN  
HEWITT, TX 76643

BUXKEMPER PAUL W  
ET UX  
PO BOX 1171  
HEWITT, TX 76643-1171

RICHEY CHRIS & COTII  
HUGGINS  
403 IVY LN  
HEWITT, TX 76643-3432

TWEED JEFFREY GLENN ET UX  
329 IVY LN  
HEWITT, TX 76643-3434

SAMANIEGO DAWN MORTON  
325 IVY LN  
HEWITT, TX 76643-3434

MORTON CANDACE MICHAL  
325 IVY LN  
HEWITT, TX 76643-3434

LEBLANC DERYL K & JOYCE F  
317 IVY LN  
HEWITT, TX 76643-3434

GUNN BROOKS J  
320 IVY LN  
HEWITT, TX 76643-3433

LINEX KIMBERLEY & CHARLES  
316 IVY LN  
HEWITT, TX 76643

GUTIERREZ DONNA KAY  
312 IVY LN  
HEWITT, TX 76643-3433

PEDEN LOWELL G &  
ROBERTA G  
308 IVY LN  
HEWITT, TX 76643-3433  
COX JOSEPH L ETUX  
408 BLUE JAY DR  
HEWITT, TX 76643-3456

SUN VALLEY ADDRESS LIST

LIANG XIAOFEI  
308 BELLAIRE DR  
WOODWAY, TX 76712-3904

WILLIAMS CHRISTOPHER B &  
TERRIE W TEAGUE  
WILLIAMS  
404 BLUE JAY DR  
HEWITT, TX 76643-3456

COLOSIMO JANICE M &  
JERRY A  
400 BLUE JAY DR  
HEWITT, TX 76643-3456

COCHRAN CARL & JENNIFER  
401 BLUE JAY DR  
HEWITT, TX 76643-3457

SHARP TOMMY LEE ETUX  
222 E WALL ST  
HEWITT, TX 76643-3439

DO DON  
600 PEBBLE CREEK DR  
HEWITT, TX 76643-3567