

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, August 1, 2017, at 6:00PM in the City Council Room at Hewitt City Hall, 200 Patriot Court, 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 July 11, 2017, Planning and Zoning Commission regular meeting.
3. Discussion, consideration, action on designating a new Chairman for the Planning and Zoning Commission. The present term for the Chairman has expired and is up for reappointment or renewal.
4. Discussion, consideration, action if any re: The Preliminary Plat of Moonlight Park being 106.4076 acres, more or less, being a part of a remainder of a called 307.88 acres described in a deed to Turner Behringer Development LLC, as recorded in McLennan County Clerk's document 2017023209 of the Official Public Records of McLennan County, Texas.
5. Adjourn.

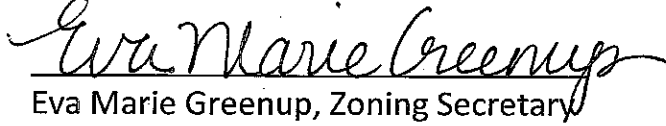
I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the abovenamed City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on July 28, 2017.

Notice of Meeting of the Planning and Zoning Commission

August 1, 2017

Page Two

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 having 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 JULY 11, 2017 – 6:00PM

Members Present: Charlie Turner, Bobby Wolske, John Baker, Michael Hix
Kurt Krakowian, Jonathan Dulus

Members Absent: Walt Peterson

Staff Present: Tracy Lankford, Building Official
Eva Marie Greenup, Zoning Secretary

1. **Call Planning and Zoning Commission Meeting to order.** *Charlie Turner called the meeting to order at 6:00PM.*
2. **Consider Approval of Minutes for the May 2, 2017, Planning and Zoning Commission regular meeting.** *A motion was made by John Baker and seconded by Bobby Wolske to approve the minutes as submitted but allow for corrections; all six in favor, motion passed.*
3. ***PUBLIC HEARING*.** Members of the public will be allowed to speak for or against the request of Keith and Jennifer Billings to rezone from CO (Outdoor Commercial District) to R-1 (Single Family District), known as Sprowles J, Tract 1A, Instrument #2016007458 of the McLennan County Records, being approximately 2.01 +/- acres. Property is located at 1731 Spring Valley Road, Hewitt, McLennan County, Texas. *Speaking in favor: Keith Billings, 601 Crestwood Drive, Hewitt. Those speaking against: NONE.*
4. **Discussion, consideration, action if any re: Recommendation to the City of Hewitt City Council for the request of Keith and Jennifer Billings to rezone from CO (Outdoor Commercial District) to R-1 (Single Family District), known as Sprowles J, Tract 1A, Instrument #2016007458 of the McLennan County Records, being approximately 2.01 +/- acres.**

PLANNING AND ZONING COMMISSION MINUTES

JULY 11, 2017

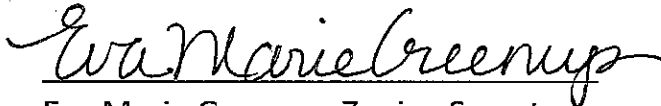
PAGE TWO

Property is located at 1731 Spring Valley Road, Hewitt, McLennan County, Texas. A motion was made by John Baker and seconded by Jonathan Dulus to approve the motion, all six in favor, motion passed. This recommendation will go before City Council on July 24, 2017.

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

Chairman

Date Approved



Eva Marie Greenup, Zoning Secretary

JULY 28, 2017

TO: TRACY LANKFORD / EVA MARIE GREENUP
COMMUNITY DEVELOPMENT
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT, TEXAS
RE-REVIEW OF PRELIMINARY PLAT; RECEIVED: DATE 7-28-17; REVIEW: DATE 7-28-17

EVA,

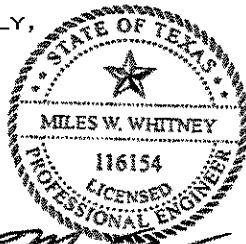
I HAVE REVIEWED THE PRELIMINARY, TOPOGRAPHIC AND UTILITY MAP FOR THE ABOVE-MENTIONED SUBDIVISION AND FIND THAT ALL COMMENTS THAT WERE MADE IN OUT LAST REVIEW HAVE BEEN ADDRESSED.

I FIND THAT THE ABOVE MENTIONED PRELIMINARY, TOPOGRAPHIC AND UTILITY MAP MEET THE MINIMUM REQUIREMENTS AS SET FORTH BY THE CITY'S ORDINANCES, PROVIDED THAT NO OTHER ITEMS WITHIN THE PLAT WERE ADJUSTED

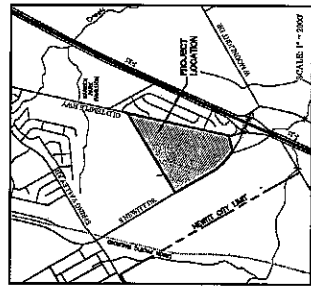
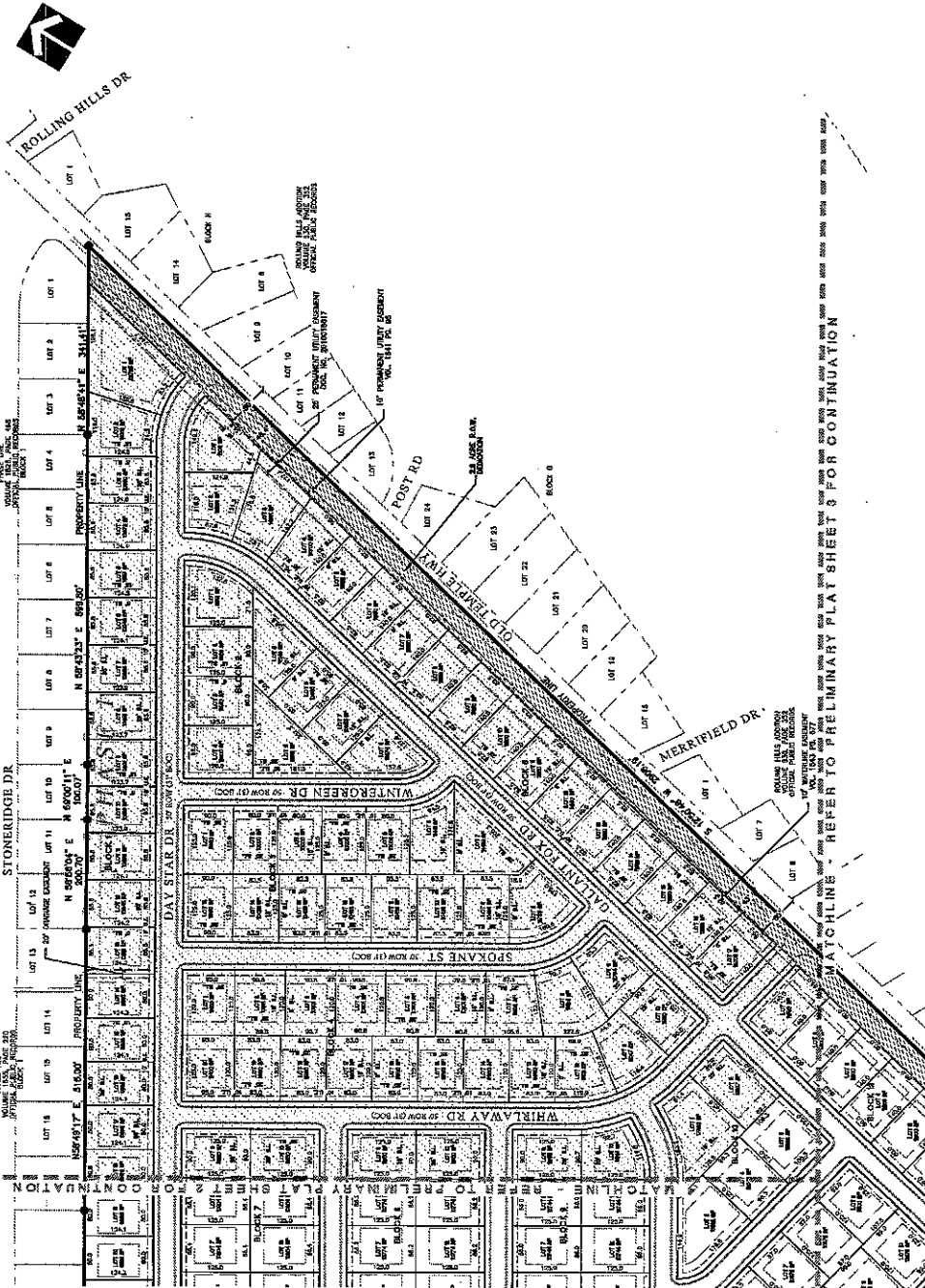
NOTE:

- PROVIDE THE DIGITAL PDFS AND .DWGS FILES ONCE CORRECTIONS HAVE BEEN MADE.

SINCERELY,




MILES W. WHITNEY, P.E.



LEGEND

PHASE I PRELIMINARY
ROAD DEDICATION

DEVELOPMENT STATISTICS

TOTAL ACRES	106.4 ACRES
TOTAL DEVELOPED SINGLE FAMILY LOTS	253
EXISTING ZONING	R-1
PROPOSED ZONING	R-1

FLOOD PLAN NOTES

NO PORTION OF THE FEMA 100-YEAR FLOOD PLAIN BOUNDARY APPEARS TO BE LOCATED IN THIS AREA BASED ON INFORMATION RECEIVED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, AUGUST 2006. DATED SEPTEMBER 29, 2006 AND IS APPROXIMATE.

OWNER/DEVELOPER

TURNER RETIRED DEVELOPMENT, LLC
440 OLD LOCKPORT ROAD
MARIETTA, GA 30067
770-424-1000

REGISTERED PROFESSIONAL LAND SURVEYOR

CLARK, KYLE R. DATE: 04/11/11
CLARK & FULLER, P.C.
1000 WEST 10TH STREET, SUITE 200
TAMPA, FL 33606
813-242-4600

REGISTERED PROFESSIONAL ENGINEER

CLARK & FULLER, P.C.
1000 WEST 10TH STREET, SUITE 200
TAMPA, FL 33606
813-242-4600

SETBACK NOTE

SEE SETBACKS ALONG PROPOSED ROADWAYS SHALL BE 15'.



STREET LEGEND

(NOT TO SCALE)

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY

0 100 200
FEET

Revisions
Number

Date

DRAWING STATUS

THIS DRAWING IS THE PROPERTY OF CLARK & FULLER, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLARK & FULLER, P.C.

MOONLIGHT PARK

NEW RESIDENTIAL

SUBDIVISION

HEWITT, TEXAS

CLARK & FULLER

CIVIL ENGINEERING & DESIGN, P.C.

1000 WEST 10TH STREET, SUITE 200
TAMPA, FL 33606
813-242-4600

Project No: 171750.00

Drawn By: JGP

7-29-17

7-29-17

1.1

SCALE OF THIS
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA
NOT RECORDED
DATE 7-29-17
BY JGP

7-29-17
JGP
REGISTERED SURVEYOR NO. 10010

MATCHLINE - REFER TO PRELIMINARY PLAT SHEET 3 FOR CONTINUATION

Revisions
Remarks:

Not

Project No:	7-28-17
Designated By:	ECB
171750.00	
48F	



CLARK & FULLER
CIVIL ENGINEERING • DESIGN • PLANNING
215 NORTH KALE STREET, SUITE 101
SEASIDE, CALIFORNIA 92134



MOONLIGHT PARK
NEW RESIDENTIAL
SUBDIVISION

TOTAL COMMERCIAL ACREAGE:	14.13 ACRES
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1

LOAD PLAIN NOTES

OWNER/DEVELOPER
UPPER BIRKHETT DEVELOPMENT, LLO
185 OLD MCCOY ROAD
FACCO, TEXAS 78722

REGISTERED PROFESSIONAL LAND SURVEYOR
JACK, INC.
2008 E. ILL. RD., SUITE 100,
GEORGETOWN, TEXAS 78628
504-732-5086

15-015-4000

STATE OF TEXAS
COUNTY OF DALLAS

FILE NO. 12-000175001
04-803-0060

SETBACK NOTE

DE SETBACKS ALONG PROPOSED ROADWAYS SHALL BE 15'.

SHEET LEGEND

(NOT TO SCALE)

Date: _____

Revisions _____

Remarks: _____

