

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 7, 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 September 5, 2017, Planning and Zoning Commission regular meeting.
3. Public Hearing: Change the Comprehensive Plan Future Land Use Map from R-1-G Garden Home to R-1 Single Family District for the four lots located on Spring Valley more particularly described as, Lots 9 through 12 Block Three Collier Addition, Part Three being a subdivision of part of that called 6.012 acres.
4. Discussion and possible action: Change the Zoning from R-1-G Garden Home to R-1 Single Family District for the four lots located on Spring Valley more particularly described as, Lots 9 through 12 Block Three Collier Addition, Part Three being a subdivision of part of that called 6.012 acres of land described in a deed to Robnett Enterprises, Inc., as recorded in County Clerk's File Number 2015026778 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 above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on November 3, 2017.

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 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 SEPTEMBER 5, 2017 – 6:00PM

Members Present: Walt Peterson, John Baker, Michael Hix, Kurt Krakowian

Members Absent: Charlie Turner, Bobby Wolske, Jonathan Dulus

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

1. Call Planning and Zoning Commission Meeting to order.

Walt Peterson called the meeting to order at 6:00PM.

2. Consider Approval of Minutes for the August 1, 2017, Planning and Zoning Commission regular meeting.

A motion was made by John Baker to approve the minutes as submitted but allow for corrections and seconded by Michael Hix, all four in favor, motion passed.

3. Discussion, consideration, action if any re: The Final Plat of Moonlight Park being 106.408 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. Phase One of Moonlight Park with 88 residential lots and 31.518 acres.

Tracy Lankford, representing the City of Hewitt recommends approval of the final plat. A motion was made by Kurt Krakowian and seconded by John Baker to approve the final plat. All four in favor, motion passed.

4. Adjourn.

A motion was made by John Baker and seconded by Michael Hix to adjourn the meeting at 6:03PM, all four in favor, motion passed.

Chairman

Date Approved


Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: Lots 9 through 12, Block Three Collier Addition, Part Three

Describe the location of the property as submitted by this application. This may be in the form of a street address, general description, or nearest intersection.

4 Lots on Spring Valley Road next to Dane Street. Down street from Judd Vet Clinic.

Zoning Change From R-1-G to R-1

Please describe the interest in property: Build house on lots, change 4 lots into 3 lots, less problem on traffic and Fire Department (less families)

Existing Building(s) on Property: No

Total square feet of all Buildings on Property: N/A

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

Ownership (deed): Doc. #/MCC No.: 2015026778

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): November 7, 2017

The rezoning application must be completed along with the following 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 and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit one (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 schedule).

I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Planning and 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 Planning and 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 and 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 to the Planning and Zoning Commission 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:

ROBNET ENTERPRISES INC

Telephone Number:

254-744-5210

Mailing Address:

255 W. PANTHERWAY

Email Address:

[Signature]

Signature of Property Owner:

9/20/17

Date:

Name of Applicant/Representative:

JENNIFER

Telephone Number:

Mailing Address:

Email Address:

Signature of Applicant/Representative:

Date:
