

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, May 2, 2018, 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. Discussion and possible action: Consider a request for a zone change by Mesquite Assisted Living Inc. on Lot 2 Block 1 Stony Brook Addition, Hewitt, TX. The zone request is to change the zoning from C-1 Restricted Commercial to C-2 General Commercial District.
3. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on December 29, 2017.

City of Hewitt

Sincerely,



Tracy Lankford
Director of Planning &
Community Development

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

NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

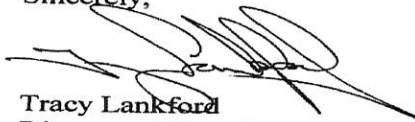
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HEWITT TEXAS

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

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: Lot 2 Block 1 Stoney Brook 2.12

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.

W Panther Way behind National Bank located at 701 N Hewitt Drive

Zoning Change From C1 to C 2

Please describe the interest in property:
Real Estate Broker for Owner

Existing Building(s) on Property: N/A

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.: Deed 2017013236 MCC 356936

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): Planning & Zoning 12/5/2017 and City Council 12/18/2017

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: Mesquite Assisted Living, Inc. c/o Lloyd Kitchen
Telephone Number: (469) 371 -0446
Mailing Address: 317 Martinique Pass Lakeway, TX 78734
Email Address: lloydkitchen@yahoo.com
Signature of Property Owner: 
Date: 10-27-2017

Name of Applicant/Representative: Jim Peevey, CCIM
Telephone Number: (254)752-9500
Mailing Address: 2420 Wycon Drive, Suite 301 Waco, TX 76712
Email Address: jim@reidpeevey.com
Signature of Applicant/Representative: _____
Date: _____

MESQUITE ASSISTED LIVING, INC.

317 MARTINIQUE PASS
LAKEWAY, TX 78734-5314

October 27, 2017

The Department of Planning and Zoning
City of Hewitt
Hewitt, TX

Re: Zoning Amendment Application
701 N. Hewitt Drive

Dear Madame/Sir:

In compliance with the requirements set out by the Department of Planning and Zoning, Mesquite Assisted Living, Inc., the owner of the property at W Panther Way, located behind National Bank, and at 701 N Hewitt Drive, hereby authorizes this request for the rezoning of said property from C1 to C2 be submitted by Jim Peevey, CCIM, for consideration.

Sincerely,



Lloyd R. Kitchen
Executive Vice President

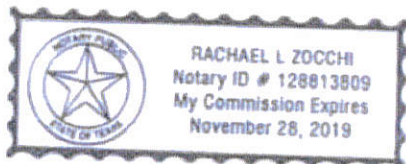
State of Texas
County of Travis

This instrument was signed or acknowledged before me on October 27th, 2017, by

Lloyd R. Kitchen

[SEAL]

Signature of Notary Rachael L. Zocchi



For Sale - Land

2.12 Acres

Panther Way



Asking Price: \$300,000

2.12Acres (Approx.)

City of Hewitt

Zoning ~ C-2

Water to Site ~ Sewer Across Panther Way

C-2 Zoning Allows For:
Business or Professional Offices
Commercial Recreation Uses
Office Warehouse
Vehicle Service Centers
Veterinary Services
Automobile Washes

Jim Peevey, CCIM ~ Reid Peevey Commercial Real Estate ~ 2420 Wycon , Suite 301 Waco, TX 76712

(254) 715-4592 (cell) ~ (254)752-9500 ~ jim@reidpeevey.com

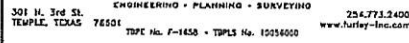


REIDPEEVEY.COM



The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.

2420 Wycon Drive, Suite 301 • Waco, TX 76712 • Phone (254)752-9500



**CITY OF HEWITT, TEXAS
A NOTICE OF PUBLIC HEARING ON A
REQUESTED AMENDMENT TO THE
ZONING DISTRICT MAP**

Date: December 28, 2017

RE: Case # Z-2018-1

Dear Sir or Madam:

This is to advise that there has been a request made by Mesquite Assisted Living Inc. to rezone from C-1 Restricted Commercial to C-2 General Commercial on property located in the 200 Block W. Panther Way. more particularly described as follows:

Lot 2 Block One Stoney Brook Addition
(See map on reverse side)

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the City Planning and Zoning Commission of the City of Hewitt on Tuesday, the 2nd day of January, 2018 in the City Council room at Hewitt City Hall, 200 Patriot Court at 6:00 p.m., regarding this requested land use and zone change. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Hewitt on Monday, the 15th day of January, 2018, in the City Council Room at Hewitt City Hall, 200 Patriot Court at 7:00 P.M., regarding this requested land use and zone change.

According to City Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the proposed change of land use designation and zoning. This is a Notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the City Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

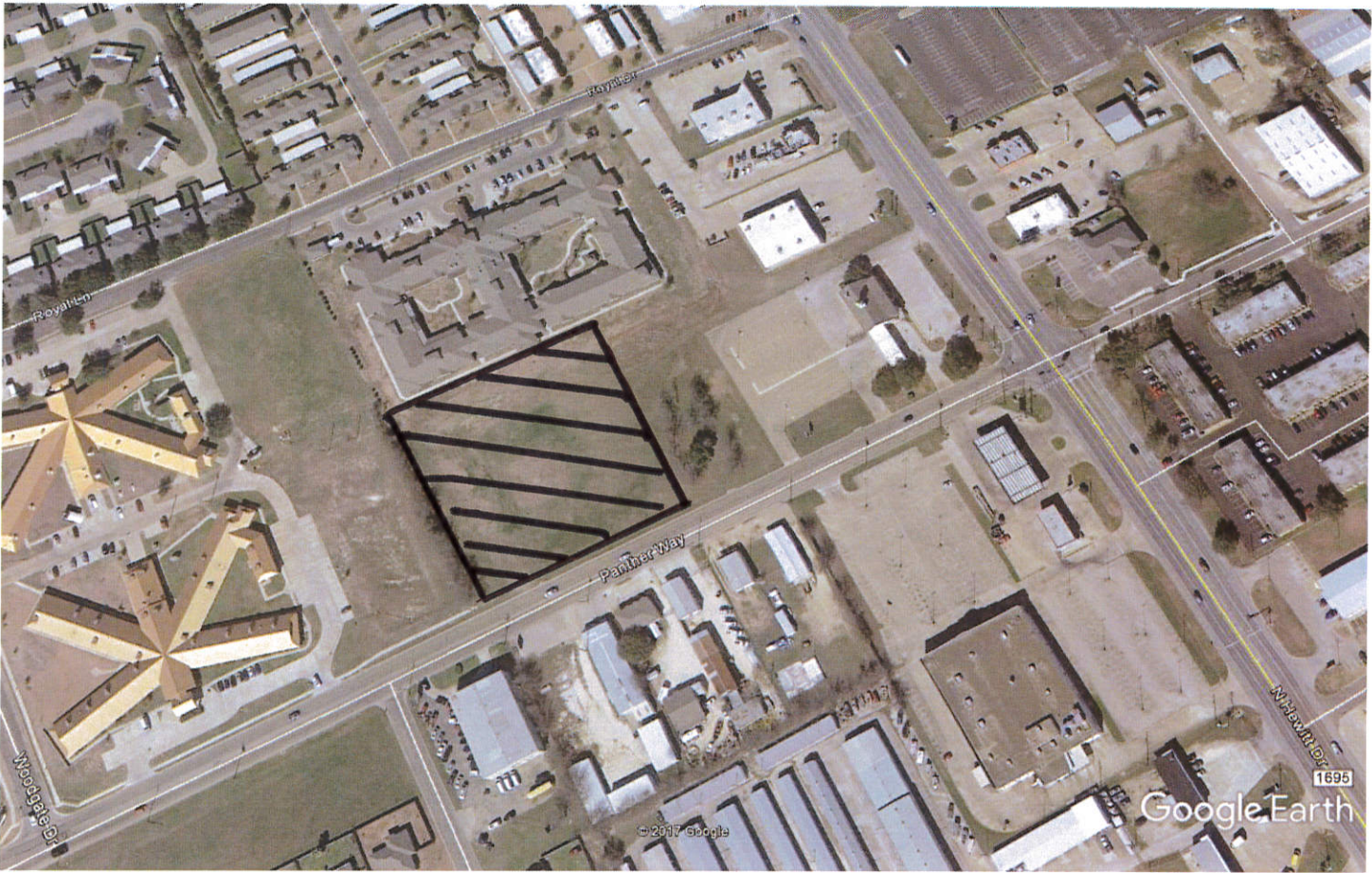
For more information on the Comprehensive Plan, its land use classifications and its role in the Planning and Zoning process, you may contact the Community Development Department at 666-6173, or at 103 N. Hewitt Drive.

Very truly yours,



Tracy Lankford
Community Development Director

NO OTHER NOTICE WILL BE MAILED



HEWITT TEXAS

December 28, 2017

Dear Property Owner:

This is to confirm your request to change the zoning classification from C-1 Restricted Commercial to C-2 General Commercial on property located in the 200 block of W. Panther Way, more particularly described as follows:

Lot 2 Block One Stoney Brook 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, January 2, 2018

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: Monday, January 15, 2018

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-2018-1

Legal Notice

City of Hewitt

Notice of Public Hearing

A Public Hearing will be held before the Planning and Zoning Commission of the City of Hewitt, at the Hewitt City Hall, 200 Patriot Court, on Tuesday, January 2, 2018 at 6:00 p.m. and a Public Hearing will be held before the City Council of the City of Hewitt, at the Hewitt City Hall, 200 Patriot Court, on Monday, January 15, 2018 at 7:00 p.m. to consider the following:

1. Consider a request for a zone change by Mesquite Assisted Living Inc. on Lot 2 Block 1 Stony Brook Addition, Hewitt, TX. The zone request is to change the zoning from C-1 Restricted Commercial to C-2 General Commercial District.

Any interested parties may attend the meeting or may file information with the Zoning Secretary, Jared DeVries, prior to the date of the Public Hearing.