



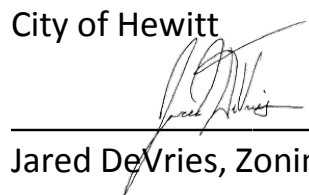
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** hearing will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, March 6th, 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 November 7, 2017 and January 2, 2018, Planning and Zoning Commission regular meetings.
3. Consider a request of Central Park Holdings LLC for a Final Plat of Stoneridge II Addition Phase Eleven, to the City of Hewitt.
4. 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 March 2nd, 2018.

City of Hewitt



Jared DeVries, 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.

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MINUTES OF THE PLANNING AND ZONING COMMISSION NOVEMBER 7, 2017 – 6:00PM

Members Present: Charlie Turner, Walt Peterson, Bobby Wolske, John Baker, Kurt Krakowian

Members Absent: Michael Hix, Jonathan Dulus

Staff Present: Tracy Lankford, Building Official, Miles Whitney, City Engineer, Eva Marie Greenup, Zoning Secretary

5. **Call Planning and Zoning Commission to order.** *Charlie Turner called the meeting to order at 6:00PM.*
6. **Consider Approval of Minutes for the September 5, 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 Walt Peterson, all five in favor, motion passed.*
7. **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, Lot 9 through 12 Block Three Collier Addition, Part Three being a subdivision of part of that called 6.012 acres.** *Those present in favor: Ed Robnett with Robnett Enterprises, Inc., 302 Ferguson, Waco. Those present in opposition: None.*
8. **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.** *A motion was made by Walt Peterson to approve and seconded by John Baker, all five in favor, motion passed. This recommendation will go before City Council on December 4, 2017.*

Planning and Zoning Commission
November 7, 2017 Minutes
Page Two

9. **Adjourn.** *A motion was made by John Baker and seconded by Bobby Wolske to adjourn the meeting at 6:07PM, all five in favor, motion passed.*

Chairman

Date Approved

Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION JANUARY 2, 2018 – 6:00PM

Members Present: Charlie Turner, Bobby Wolske, John Baker, Michael Hix, Johnathan Dulus
Members Absent: Kurt Krakowian, Walt Peterson
Staff Present: Tracy Lankford, Building Official, Miles Whitney, City Engineer, Jared DeVries, Zoning Secretary

- 1. Call Planning and Zoning Commission to order.** *Charlie Turner called the meeting to order at 6:00PM.*
- 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 Texas. The zone request is to change the zoning from C-1 Restricted Commercial to C-2 General Commercial District.** *Those present in favor: Jim Peevey, 207 Woodfall 76712 Hewitt, Texas.. Those present in opposition: None. A motion was made by John Baker to approve and seconded by Bobby Wolske, all five in favor, motion passed.*
- 3. Adjourn.** *A motion was made by John Baker and seconded by Michael Hix to adjourn the meeting at 6:08PM, all five in favor, motion passed.*

Chairman

Date Approved

Jared DeVries, Zoning Secretary

HEWITT TEXAS

City of Hewitt

Plat Application

To the Planning & Zoning Commission and the City Council

Type of Plat: ☐ Preliminary ☒ Final ☐ Amended ☐ Administrative ☐ Re-plat
☐ Final Plat & Re-plat w/infrastructure ☐ Platting or Re-platting w/variance request

Legal Description of Property:

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.

150' East of Steamboat Drive.

Number of Lots 22 Number of Acres 8.711

Zoning Classification: R-1 Proposed Zoning Use: Residential

Are variances being requested? If yes, please explain.

No

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

Ownership (deed): Doc. #/MCC No. 2014022549

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

3/6/2018

The rezoning application must be completed along with the following required information:

1. A notarized letter from the property owner authorizing applicant/representative to present the request, if the property owner will not be presenting the request.
2. 1 PDF file, 1 hard copy, 1 CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83
 - a. After plat has been reviewed and comments have been received the following additional copies of the plat will also be required (See Deadline Schedule):
 - i. 13 copies – 18" x 24"
 - ii. 1 CAD & 1 PDF File
 - iii. 2 Mylar Copies (Final Plat Only)
3. Original Tax Certificate from the McLennan County Tax Office.
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 to the City of Hewitt. 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: Central Park Holdings LLC Phone No. (254) 379-6778
Mailing Address: P.O. Box 20307 City: Waco State: TX
Email Address: ryan@lindseygp.com
Signature of Property Owner: [Signature] Date: 2/2/2018
FOR

Name of Applicant/Representative: Walker Partners, LLC Phone No. (254) 714-1402
Mailing Address: 600 Austin Ave Ste 200 City: Waco State: TX
Email Address: tcastro@walkerpartners.com
Signature of Applicant/Representative: Jenni Castro Date: 2-2-18

(COH Office Use Only)

Case No. _____ Date Received: _____ Time Received: _____
Type of Plat _____

FEBRUARY 7, 2018

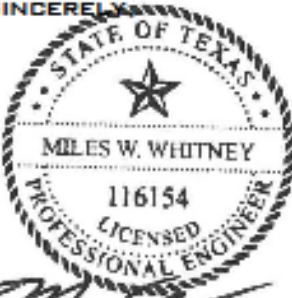
TO: TRACY LANKFORD
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT
REVIEW OF STONERIDGE II, PHASE 11 - 2-6-18;

EVA,

I HAVE REVIEWED THE REVISED FINAL PLAT FOR STONERIDGE II ADDITION,
PHASE 11 (RECEIVED 2/6/18), AND FIND THAT THE PLAT MEETS OR EXCEEDS THE
MINIMUM REQUIREMENTS AS PER THE CITY'S ORDINANCE.

SINCERELY,



Miles Whitney P.E.
MILES WHITNEY, P.E.