

HEWITT TEXAS

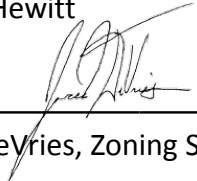
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** hearing will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, May 1st, 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 April 3, 2018 Planning and Zoning Commission regular meeting.
3. PUBLIC HEARING: Discussion and possible action: Special Permit request for a Nursery, pre-kindergarten, play, day care, special and other private school located at 1731 Spring Valley Road, Hewitt, TX 76643, known as J. Sprowles Tract, Lot 1A being 2.01 Acres, to the City of Hewitt as recorded in McLennan County Clerk's document 2016007459 of the Official Public Records of McLennan County, Texas.
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 April 13th, 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.



PLANNING AND ZONING COMMISSION

Charlie Turner – Chairman

Bobby Wolske

John J. Baker

Walter H. Peterson

Michael Lee Hix

Jonathan Denton Dulus

CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Jared DeVries, Zoning Secretary

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 3rd, 2018 – 6:00PM

Members Present: Bobby Wolske, John Baker, Walter Peterson, Michael Lee Hix, Jonathan Dulus

Members Absent: Charlie Turner

Staff Present: Tracy Lankford, Community Development Director, Miles Whitney, City Engineer, Jared DeVries, Zoning Secretary

1. **Call Planning and Zoning Commission to order.** *Walter Peterson called the meeting to order at 6:00PM.*
2. **Consider Approval of Minutes for the March 6, Planning and Zoning Commission regular meetings.** *A motion was made by John Baker and seconded by Michael Hix to approve the minutes as submitted but allow for corrections; all five in favor, motion passed.*
3. **PUBLIC HEARING: Discussion and possible action: Change the zoning from MH Manufactured Home District to BP Business Park District on property located in the Hewitt Mobile Home District, Block A, Lot 16, +/- 1.6774 Acres, otherwise known as 639 Sun Valley Boulevard.** *Tracy Lankford, Community Development Director, spoke on behalf of the city and recommended the zoning change. Speaking in favor: Maria Concepcion Feregrino, 3621 North 27th St. Waco, Texas. A motion was made by John Baker to approve and seconded by Bobby Wolske. All five in favor, motion passed. Recommendation will go before City Council Meeting on April 16th 2018.*
4. **Briefing and discussion on a new ordinance that establishes definitions to barbers and beauty shops.** *Jared DeVries, Community Development Coordinator, spoke on behalf of the city and recommended the new ordinance. A motion was made by Bobby Wolske to approve recommendation and was seconded Michael Hix. All five in favor, motion passed. Recommendation will go before City Council Meeting on April 16th 2018.*

5. **Briefing and discussion on a new ordinance that ensures compliance with Texas Commission on Environmental Quality stormwater recommendations.** *A motion was made by John Baker and was seconded by Jonathan Dulus. All five in favor, motion passed. Recommendation of new ordinance will go before City Council Meeting on April 16th 2018.*
6. **Briefing and discussion on the implementation of Right-of-Way ordinances that supplement Tex. S.B. 1004, 85th Leg., R.S. (2017), the new Texas Local Government Code Chapter 284 which mandates that wireless infrastructure providers and wireless service providers have access to public rights of way to locate their facilities.** *A motion was made by John Baker and was seconded by Michael Hix. All five in favor, motion passed. Recommendation of new ordinances will go before City Council Meeting on April 16th 2018.*
7. **Adjourn.** *A motion was made by John Baker and seconded by Jonathan Dulus to adjourn the meeting at 6:17PM. All five in favor, motion passed.*

Chairman

Date Approved



Jared DeVries, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING SPECIAL PERMIT APPLICATION

Legal Description of Property: Lot 1A being 2.01 Acres, J. Sprawles Tract

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.

1731 Spring Valley Road, Hewitt, TX 76643

Proposed Special Permit: Child Care

Please describe the interest in property:

Residential house, neighbor to the West, empty lot to the east,
open fields behind, residential neighborhood across the street (Spring Valley)

Existing Building(s) on Property: House

Total square feet of all Buildings on Property: 1,944 sq Ft.

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

Ownership (deed): Doc. #/MCC No.: 2016007459

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 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:

Keith & Marie Billings

Telephone Number:

(Keith-254-715-1794)(Marie 254-424-3059)

Mailing Address:

601 Crestwood Dr. Hewitt, TX 76643

Email Address:

mariebillings@yahoo.com

Signature of Property Owner:

Date:

Name of Applicant/Representative:

Same

Telephone Number:

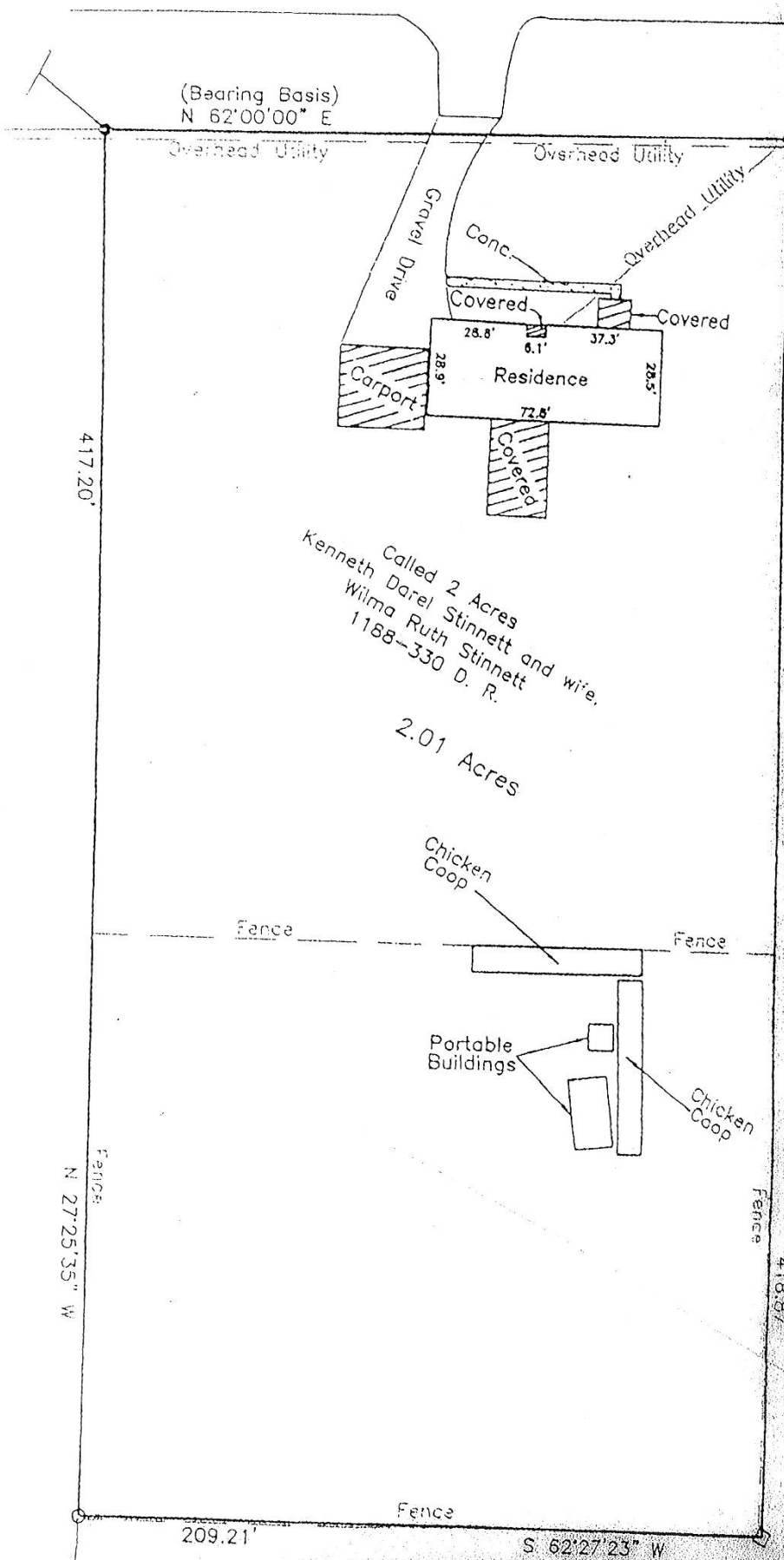
Mailing Address:

Email Address:

Signature of Applicant/Representative:

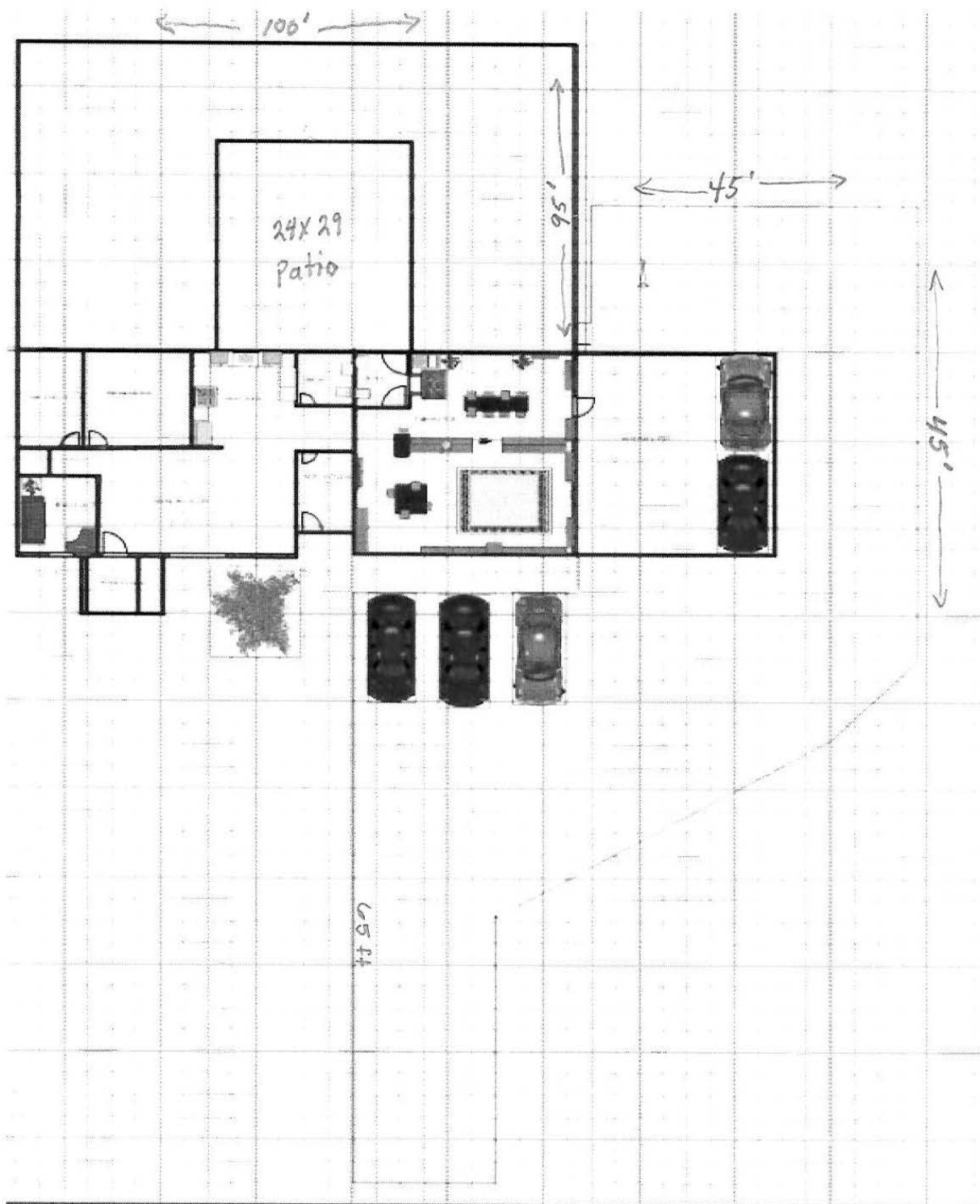
Date:

West Spring Valley Road

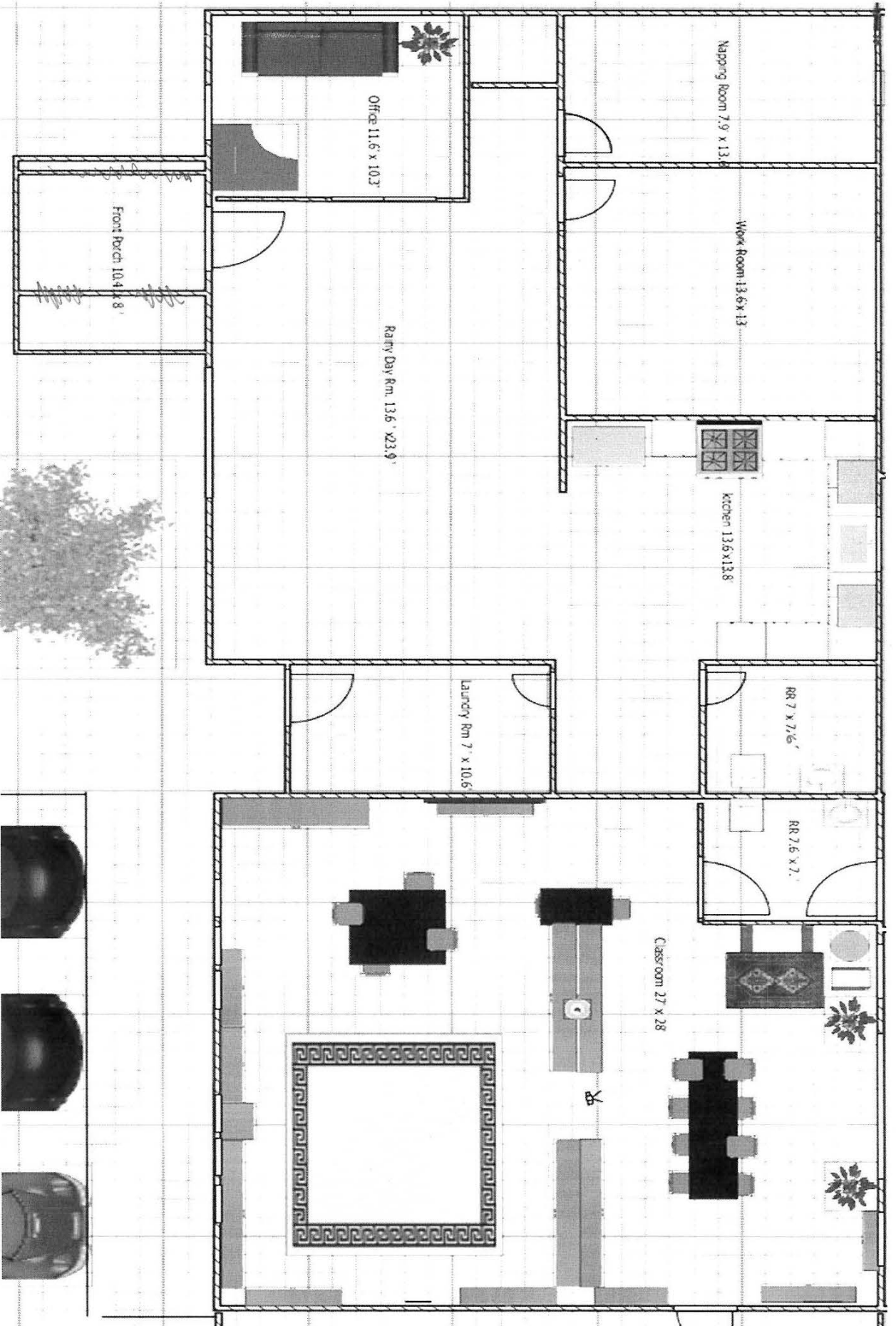


Called 107.97 Acres
Ver-Man LLC
MCC # 200-043890

NOTE: By graphics plotting only,
"X"
Rate Map, Community Panel No.
Effective date of SEPTEMBER 26, 2008
may be determined by an Elevation
above information, this property
is a Hazard Area. This Flood
tract will never flood.



drive way to be done
in the future



House at 1731 Spring Valley Road, Hewitt, Tx 76643