

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, July 3rd, 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. Consider Approval of Minutes for the May 1, 2018 Planning and Zoning Commission regular meeting.
3. Discussion and possible action: Consider a request to change the zoning on 600 East Panther Way from C-2 General Commercial District to R-1 Single Family District.
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 June 29th, 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

Jim Pless

Walter H. Peterson

Michael Lee Hix

John J. Baker

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

May 1st, 2018 – 6:00PM

Members Present: Bobby Wolske, John Baker, Jonathan Dulus, Charlie Turner
Members Absent: Walter Peterson, Michael Lee Hix
Staff Present: Tracy Lankford, Community Development Director, Jared DeVries, Zoning Secretary

1. **Call Planning and Zoning Commission to order.** *Charlie Turner called the meeting to order at 6:02PM.*
2. **Consider Approval of Minutes for the April 3, Planning and Zoning Commission regular meetings.** *A motion was made by John Baker and seconded by Jonathan Dulus to approve the minutes as submitted but allow for corrections; all four in favor, motion passed.*
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. Sprawles 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.** *Speaking in favor: Marie Billings, 601 Crestwood. Speaking against: NONE. A motion was made by John Baker to approve and seconded by Bobby Wolske. All four in favor, motion passed. Recommendation will go before City Council Meeting on May 7th 2018.*
4. **Adjourn.** *A motion was made by John Baker and seconded by Jonathan Dulus to adjourn the meeting at 6:18PM. All five in favor, motion passed.*

Chairman



Jared DeVries, Zoning Secretary

Date Approved

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

LOT 2, BLK 1, FOUR SEASONS ADDITION, CITY
OF HEWITT, TX

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 description, or nearest intersection.

600 E. PANTHER WAY, HEWITT TEXAS

Zoning Change From C-2 to R-1

Please describe the interest in property:

CONSTRUCTING THE ISLAMIC CENTER OF HEWITT

Existing Building(s) on Property: NONE

Total square feet of all Buildings on Property: NONE

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

Ownership (deed): Doc. #/MCC No.: 2006031482

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 07/03/2018

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

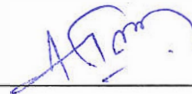
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates 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:



AMER MOHIUDDIN

Telephone Number:

254-498-8890

Mailing Address:

1301 GUNNISON DR. WACO, TX 76712

Email Address:

HEWITTISLAMICCENTER@GMAIL.COM

Signature of Property Owner:



Date:

06/18/2018

Name of Applicant/Representative:

Telephone Number:

Mailing Address:

Email Address:

Signature of Applicant/Representative:

Date:

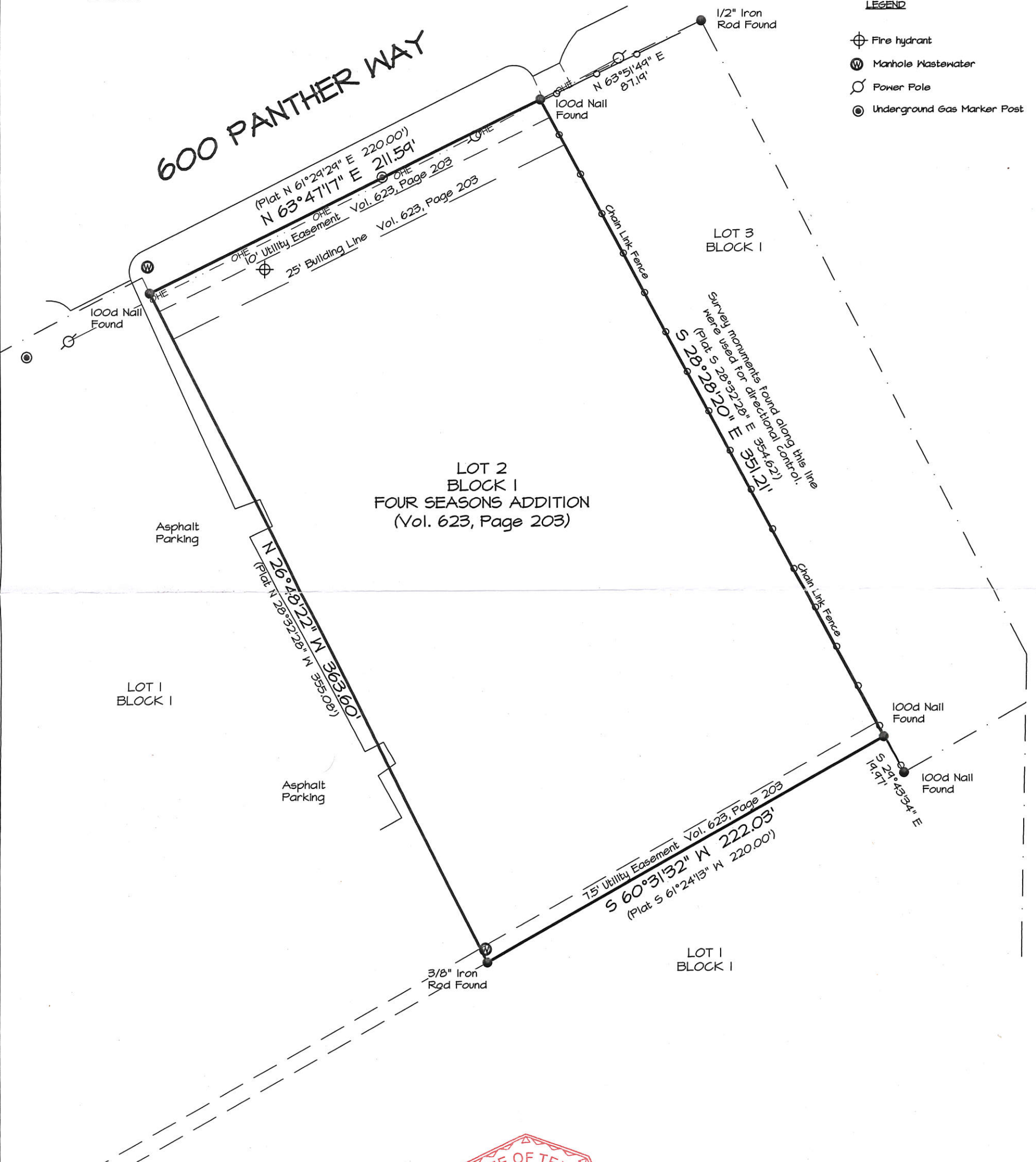
Survey showing LOT TWO (2), BLOCK ONE (1), of FOUR SEASONS ADDITION, an addition in the City of Hewitt, McLennan County, Texas, according to the plat of record in Volume 623, Page 203, Deed Records of McLennan County, Texas.



600 PANTHER WAY

LEGEND

- ⊕ Fire hydrant
- Ⓜ Manhole Wastewater
- ⊙ Power Pole
- ⊙ Underground Gas Marker Post



Charles C. Lucko

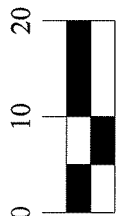


ALL COUNTY SURVEYING, INC.
1303 South 21st Street
Temple, Texas 76504
254-778-2272 Killeen 254-634-4636
Fax 254-774-7608
Tx. Firm Lic. No. 10023600

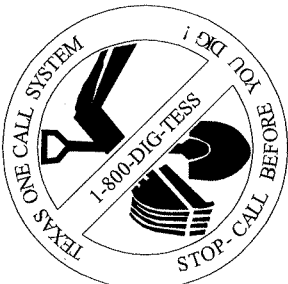
Survey completed: 02-23-2017
Scale: 1" = 50'
Job No.: 170208
Dwg No.: 170208
Drawn by: MDH
Surveyor: CCL #4636
Copyright 2017 All County Surveying, Inc.

Plot Date: 02-27-2017

- c) ALL SITE DIMENSIONS TO BE VERIFIED ON-SITE.
- d) CONTRACTOR SHALL ESTABLISH PROPER HORIZONTAL SITE LOCATION CONTROL BEFORE THE START OF LAYOUT ACTIVITIES.
- e) THE LOCATION OF PUBLIC UTILITIES: WATER MAINS, UNDERGROUND ELECTRICAL CONDUITS, FIBER OPTIC CABLES, NATURAL GAS LINES, UNDERGROUND TELEPHONE CABLES, AND SANITARY SEWER PIPES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE OBSERVATION OF SITE UTILITIES NOT FOUND IN THE LOCATION AS SPECIFIED ON THESE PLANS SHALL BE MADE TO THE OWNER AND THE SITE ENGINEER BEFORE PROCEEDING WITH ADDITIONAL WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THAT TIME IS AT THAT CONTRACTOR'S OWN RISK.
- f) ALL WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
- g) ALL WATER LINES SHALL BE KEPT A MINIMUM NINE FEET (9') APART (PARALLEL FROM SANITARY SEWER LINES OR WATERLINES, WHEN CROSSING, AN 24" VERTICAL CLEARANCE OUTSIDE EDGE OF PIPE) OF THE WATERLINE ABOVE. THE SEWER IS REQUIRED IN ADDITION TO THE VERTICAL CLEARANCE REQUIREMENT. THE PIPE MATERIALS SHALL CONFORM TO TABLE 702.3 OF THE 2012 INTERNATIONAL PLUMBING CODE AND THE WATER SERVICE PIPE SHALL BE SLEAVED TO A POINT NOT LESS THAN 5 FEET HORIZONTALLY FROM THE SEWER PIPE CENTERLINE ON BOTH SIDES OF SUCH A CROSSING.
- h) ALL WATER AND SANITARY SEWER PIPES 12 INCHES OR LESS SHALL BE SCH 40 PVC UNLESS OTHERWISE STATED.
- i) ALL SANITARY SEWER SERVICE LINES AND STORM SEWER SHALL HAVE A MINIMUM OF (3') THREE FEET OF COVER FROM THE TOP OF THE PIPE TO THE PROPOSED FINISHED GRADE.
- j) FOR AUXILIARY ELECTRICAL CONDUIT (I.E. SIGN ELECTRIC, COMMUNICATION LINE), SEE THE ELECTRICAL PLANS.
- k) IF CONTRACTOR KNOWS OR HAS REASON TO KNOW OF ANY ERRORS, OMISSIONS OR INCONSISTENCIES IN ENGINEER'S DRAWINGS, CONTRACTOR BEFORE PROCEEDING WITH ANY FURTHER CONSTRUCTION RELATED THERETO, SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING FOR THE PURPOSE OF PROVIDING ENGINEER WITH AN OPPORTUNITY TO CURE ANY SUCH ERROR, OMISSION OR INCONSISTENCY.



UTILITY PLAN
SCALE 1"= 20'



Abacus Engineering, Inc
Texas Registered
Engineering Firm
F-3836

600 E Panther Way

Legend

-  600 Panther Way
-  Feature 1
-  Feature 2
-  Taco Casa

600 Panther Way

1695

N Hewitt Dr

Panther Way

Bland St

Frank St

Post Office Dr

Google Earth

500 ft

