

HEWITT TEXAS

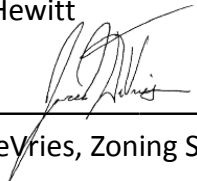
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** hearing will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, September 4th, 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 July 3rd, 2018 Planning and Zoning Commission regular meeting.
3. PUBLIC HEARING: Discussion and possible action: Consider a request of PJC Hewitt, LLC, by Walker Partners, LLC- Marty Polk, RPLS to change the zoning of Lot 1, Block 1 Rabroker Addition, being a portion of the remainder of a called 30.478 acre tract, on the west side of I-35 +/- 775' North of Baxley Street from R-1 Single Family Residential to C-O Outdoor Commercial 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 August 17th, 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.

HEWITT TEXAS

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 July 3rd, 2018 – 6:00PM

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

1. **Call Planning and Zoning Commission to order.** *Charlie Turner called the meeting to order at 6:00 PM.*
2. **Consider Approval of Minutes for the May 1st Planning and Zoning Commission regular meetings.** *A motion was made by John Baker and seconded by Bobby Wolske to approve the minutes as submitted but allow for corrections; all six in favor, motion passed.*
3. **PUBLIC HEARING: 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, Speaking in favor: Siraj Sindha, 317 South Hewitt Drive. Speaking against: NONE. A motion was made by John Baker to approve and seconded by Bobby Wolske. All six in favor, motion passed. Recommendation will go before City Council Meeting on July 16th 2018.**
4. **Adjourn.** *A motion was made by John Baker and seconded by Jonathan Dulus to adjourn the meeting at 6:09PM. All six in favor, motion passed.*

Chairman

Date Approved



Jared DeVries, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING PLAT APPLICATION

Type of Plat: (circle one)

Preliminary ☒ Final Amended Administrative Re-plat

Final Plat & Re-plat w/infrastructure Platting or Re-platting w/variance request

Portion of the remainder of a called 30.478 acre tract
Legal Description of Property: described to PJC Hewitt, LLC.

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.

West side of I-35 +/- 775' North of Baxley St.

Number of Lots: 1 Number of Acres: 5.439 Flood Zone: X

Zoning Classification: C-O & R-1 Proposed Zoning Use: C-O

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.: 2004046532 OPR

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 9/14/2018

The Plat 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. Original Tax Certificate for the McLennan Count 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 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: PJC Hewitt, LLC

Telephone Number: _____

Mailing Address: 204 Woodhew Dr. Waco, TX 76712

Email Address: _____

Signature of Property Owner: _____

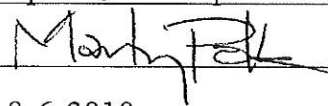
Date: _____

Name of Applicant/Representative: Walker Partners, LLC- Marty Polk, RPLS

Telephone Number: 979-599-9870

Mailing Address: 2700 Earl Rudder Freeway, Suite 1600 College Station, TX 77845

Email Address: mpolk@walkerpartners.com

Signature of Applicant/Representative: 

Date: 8-6-2018

Property Identification #: 372995	Property Information: 2019	Owner Identification #: 347840
Geo ID: Situs: ENTERPRISE BLVD HEWITT, TX Address: 76643 Property Type: Real State Code: C2	Legal Description: O'CAMPO C A-32 Acres 5.435 Abstract: 0032.00S36 Neighborhood: Com IH 35 'U' Hewitt City Area Appraised Value: N/A Jurisdictions: 36, 62, 86, 00, CAD	Name: PJC HEWITT LLC Exemptions: DBA: Null



Mclennan CAD Map Search
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Mclennan County Appraisal District expressly disclaims any and all liability in connection herewith.

Lot 1, Block 1 Rabroker Addition

West side of I-35 +/- 775' North of Baxley Street

Legend

Old Temple Hwy

Baxley St

Rolling Hills Dr

Rosedale Dr



Interstate 35 Frontage Rd

Google Earth

© 2018 Google



900 ft

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Portion of the remainder of a called 30.478 acre tract
Legal Description of Property: described to PJC Hewitt, LLC.

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.

West side of I-35 +/- 775' North of Baxley Street

Zoning Change From R-1 to C-O

Please describe the interest in property:

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.: 2004046532 OPR

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 9/4/2018

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: PJC Hewitt, LLC
Telephone Number: _____
Mailing Address: 204 Woodhew Dr. Waco, TX 76712
Email Address: _____
Signature of Property Owner: _____
Date: _____

Name of Applicant/Representative: Walker Partners, LLC- Marty Polk, RPLS
Telephone Number: 979-599-9870
Mailing Address: 2700 Earl Rudder Freeway, Suite 1600, College Station, TX 77845
Email Address: mpolk@walkerpartners.com
Signature of Applicant/Representative: Marty Polk
Date: 8/6/2018



823 Washington Ave.
Waco, Texas 76701

**5.439 ACRE TRACT
LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32
HEWITT, McLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 5.439 ACRE TRACT OF LAND LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32, HEWITT, McLENNAN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 30.478 ACRE TRACT DESCRIBED IN A DEED TO PJC HEWITT, LLC, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2004048532 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 5.439 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (VARIABLE WIDTH R.O.W.) FOR THE SOUTHEAST CORNER OF A CALLED 4.014 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF THE 30.478 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N 24°14'15" E - 0.43', ALSO FROM WHICH A POINT OF CURVATURE IN THE ABOVE MENTIONED WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY BEARS N 24°14'15" E - 38.54', FROM WHICH POINT AN TEXAS DEPARTMENT OF TRANSPORTATION BRASS CAP MONUMENT FOUND FOR REFERENCE BEARS S 65°45'45" E - 0.42';

THENCE S 24°14'15" W – 592.50' WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE NORTHEAST CORNER OF A CALLED 0.06 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF HEWITT, RECORDED UNDER M.C.C.D. 2012000390 OF THE O.P.R.M.C.T., SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 65°45'45" W – 59.79' WITH THE NORTH LINE OF SAID 0.06 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE NORTHWEST CORNER OF THE 0.06 ACRE TRACT AND AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 24°14'15" W – 6.85' WITH THE WEST LINE OF SAID 0.06 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "1519" FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE BAXLEY ADDITION, RECORDED UNDER M.C.C.D. 2015002066 OF THE O.P.R.M.C.T., SAME BEING AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "1519" FOUND MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 2, SAME BEING THE MOST WESTERLY NORTHEAST CORNER OF LOT 1, BLOCK 1, BAXLEY ADDITION, RECORDED UNDER M.C.C.D. 2011037466 OF THE O.P.R.M.C.T. BEARS S 24°14'15" W – 8.16';

THENCE WITH THE LINES OF SAID LOT 2 THE FOLLOWING 4 CALLS:

- 1) **N 65°16'41" W – 100.46'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET,
- 2) **N 24°43'19" E – 11.31'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET,
- 3) **N 65°48'32" W – 239.66'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET,
- 4) **N 24°11'28" E – 589.90'** TO A POINT FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 4.014 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N 24°11'28" E – 0.24';

THENCE S 65°24'13" E – 400.29' WITH THE SOUTH LINE OF SAID 4.014 ACRE TRACT RETURNING TO THE POINT OF BEGINNING AND CONTAINING 5.439 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY MARTY PAUL POLK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6031.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: JULY 31, 2018

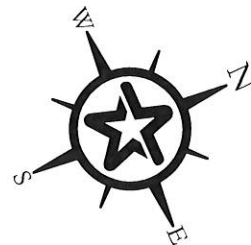
MARTY PAUL POLK, R.P.L.S. 6031
PROJ NO. 1-03206
PLAT NO. A1-0762
FIELD NOTE NO. 01
MAP CHECKED MPP



www.WalkerPartners.com

CARLOS OCAMPO SURVEY
ABSTRACT 32
HEWITT, McLENNAN COUNTY, TEXAS

- = 1/2" IRON ROD WITH CAP STAMPED "1519" FOUND IN CONCRETE, UNLESS OTHERWISE NOTED
● = 1/2" IRON ROD WITH CAP STAMPED "1519" FOUND, UNLESS OTHERWISE NOTED
() = DEED CALLS
D.R.M.C.T. = DEED RECORDS McLENNAN COUNTY, TEXAS
M.C.C.D. = McLENNAN COUNTY CLERK'S DOCUMENT
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY, TEXAS



MIDWAY INDEPENDENT
SCHOOL DISTRICT
CALLED 27.828 ACRE TRACT
M.C.C.D. 2015018159
O.P.R.M.C.T.

LOT 2, BLOCK 1
BAXLEY ADDITION
M.C.C.D. 2015002066
O.P.R.M.C.T.

BAXLEY STREET (VARIABLE WIDTH)
10' UTILITY EASEMENT
M.C.C.D. 2015002066
O.P.R.M.C.T.
CITY OF HEWITT
20' WIDE UTILITY EASEMENT
M.C.C.D. 2000008473
O.P.R.M.C.T.
20' SANITARY SEWER EASEMENT
M.C.C.D. 2011037466
O.P.R.M.C.T.
LOT 1, BLOCK 1
BAXLEY ADDITION
M.C.C.D. 2011037466
O.P.R.M.C.T.
20' UTILITY EASEMENT
M.C.C.D. 2011037466
O.P.R.M.C.T.

N 65°24'13" W 13.57'
(N 24°11'28" E 589.88')
N 24°11'28" E 589.90'

(5.439 ACRES)

REMAINDER OF
PJC HEWITT, LLC
CALLED 30.478 ACRE
M.C.C.D. 2004046532
O.P.R.M.C.T.

JAMES ATKINSON AND
VIRGINIA ATKINSON, HUSBAND
AND WIFE
CALLED 4.014 ACRE TRACT
M.C.C.D. 2013040209
O.P.R.M.C.T.

(N 65°48'32" W 239.65')
N 65°48'32" W 239.66'
(N 24°43'19" E 11.31')
N 24°43'19" E 11.31'
(N 65°16'41" W 100.46')
N 65°16'41" W 100.46'
(S 24°11'28" W 8.20')
S 24°11'28" W 8.16'

S 24°14'15" W 6.85'
N 65°45'45" W 59.79'

CITY OF HEWITT
CALLED 0.06 ACRE TRACT
M.C.C.D. 2012000390
O.P.R.M.C.T.

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH)

FIELD NOTE
POINT OF
BEGINNING



SURVEYED: JULY 31, 2018

Marty Paul Polk

EXHIBIT FOR REZONING
OF A 5.439 ACRE TRACT OF LAND
BEING A PORTION OF THE REMAINDER OF A CALLED 30.478 ACRE TRACT
DESCRIBED IN A DEED TO PJC HEWITT, LLC, RECORDED UNDER McLENNAN
COUNTY CLERK'S DOCUMENT 2004046532 OF THE OFFICIAL PUBLIC
RECORDS OF McLENNAN COUNTY, TEXAS

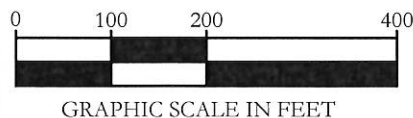
© COPYRIGHT ALL RIGHTS RESERVED

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 5.439 ACRE TRACT OF LAND,
LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32, HEWITT, McLENNAN COUNTY, TEXAS



Walker Partners
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



REVISIONS

PLAT NO. A1-1503 DRAFT DATE 08/06/18 FB/PG 426/18
PROJ. NO. 1-03206 TAB NO. 8.5x11 FIELD NOTE NO. 01
DWG. NAME 1-03206ZONING.dwg DRAWN BY mpp