

HEWITT TEXAS

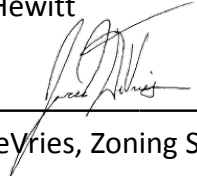
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** hearing will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, October 2nd, 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 September 4th, 2018 Planning and Zoning Commission regular meeting.
3. PUBLIC HEARING: Change the Comprehensive Plan Future Land Use Map from R-1 Single Family Residential District to P-R Planned Residential District for the O'Campo C A-32 Tract 35 Acres 5.341, being the southeast corner of Panther Way and East Lindenwood.
4. PUBLIC HEARING: Discussion and possible action: Consider a request of Cassandra Nunley, by Mark Bowles to change the zoning of O'Campo C A-32 Tract 35 Acres 5.341, being the southeast corner of Panther Way and East Lindenwood, from R-1 Single Family Residential District to P-R Planned Residential District, with a variance from the 5 acre minimum area requirement for residential development.
5. 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 September 14th, 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 September 4rd, 2018 – 6:00PM

Members Present: Bobby Wolske, John Baker, Charlie Turner, Walter Peterson, Jim Pless, Michael Lee Hix
Members Absent: Jonathan Dulus
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 July 3rd 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 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.** *Speaking in favor: Kyle Schultz, of Walker Partners, 823 Washington Ave., Waco, Texas. 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 September 17th 2018.*
4. **Adjourn.** *A motion was made by John Baker and seconded by Walter Peterson to adjourn the meeting at 6:08PM. All six in favor, motion passed.*

Chairman

Date Approved

A handwritten signature in black ink, appearing to read "Jared DeVries", is written over a horizontal line.

Jared DeVries, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: O'CAMPO CA-32 TRACT 35 ACRES 5.341

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.

SOUTH EAST CORNER OF PANTHER WAY AND EAST LINDENWOOD

Zoning Change From R1 to PR

Please describe the interest in property:

DEVELOPMENT FOR DUPLEX HOUSING.

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.: _____

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:

Cassandra Nunley

Telephone Number:

254-716-5747

Mailing Address:

Cnunley0117@yahoo.com

Email Address:

4900 Bagby Ave #118 Waco, TX 76711

Signature of Property Owner:

Cassandra Nunley

Date:

Aug. 8, 2018

Name of Applicant/Representative:

Mark Bowles

Telephone Number:

254-715-0638

Mailing Address:

719 N. New Road Waco, TX 76710

Email Address:

SILVERCREATOR@aol.com

Signature of Applicant/Representative:

Mark Bowles

Date:

8-7-18

August 8, 2018

Jared Devries
Community Development Coordinator
City of Hewitt
103 N. Hewitt Dr.
Hewitt, Texas 76643
RE: O'Campo CA-32 Tract 35, 5.341 Acres

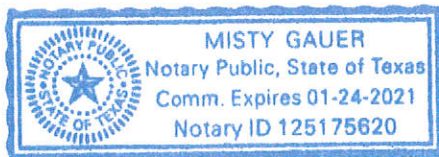
Dear Jared,
Let this letter serve notice that The Shannon Development Co., Inc. has authorized
Mark Bowles to pursue a zoning amendment on the above property.

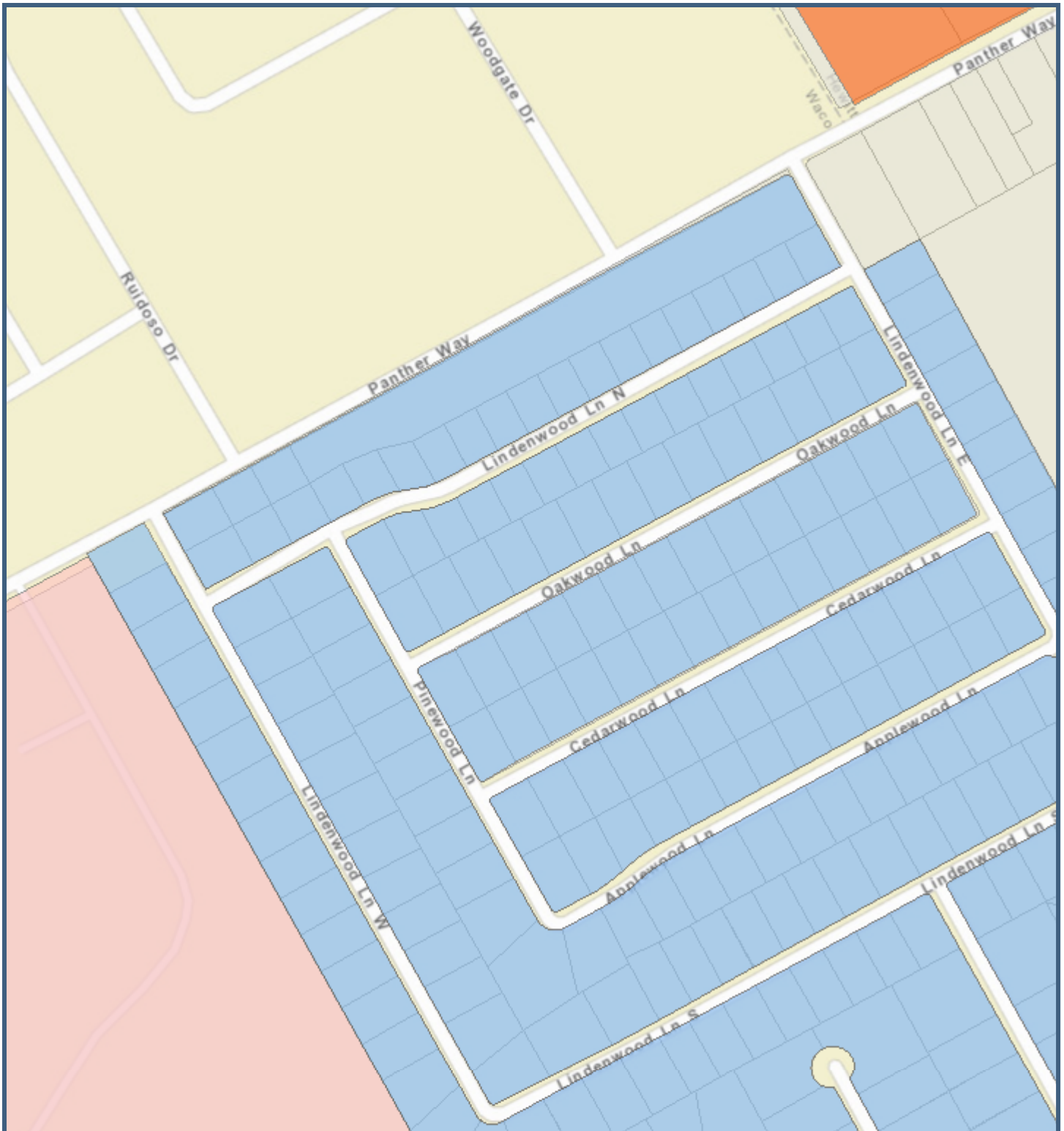
Best Regards

Michael Lord - Agent
The Shannon Development Co., Inc

Notary

Misty Gauer
8/8/18

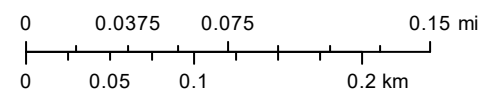




September 12, 2018

1:4,514

- | | |
|--|---|
|  Low Density Residential |  Parcels |
|  Medium Density Residential |  Parcels |
|  High Density Residential | |
|  Schools | |
|  Vacant | |



Geo ID:
 Situs W PANTHER WAY HEWITT, TX
 Address: 76643
 Property
 Type: Real
 State Code: C2

Legal Description:	O'CAMPO C A-32 Tract 35 Acres 3.526
Abstract:	0032.00S36
Neighborhood:	Com Hewit City Gen Nbhd
Appraised Value:	N/A
Jurisdictions:	36, 62, 86, 00, CAD

Name: SHANNON DEVELOPMENT CO INC
Exemptions:
DBA: SHOAL FLATS (PROPOSED)



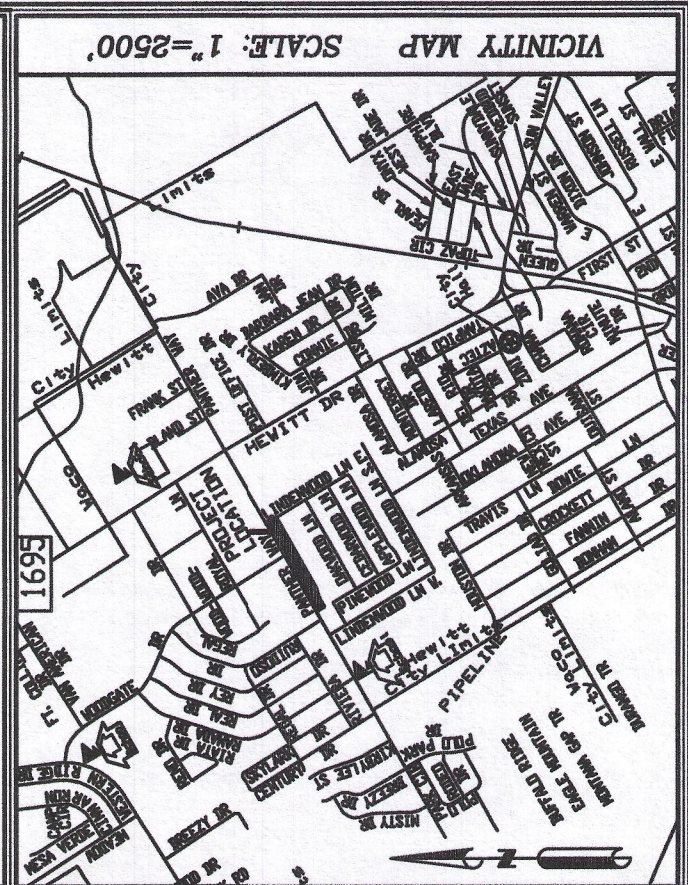
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The McLennan County Appraisal District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

Shoals Flats II

Legend

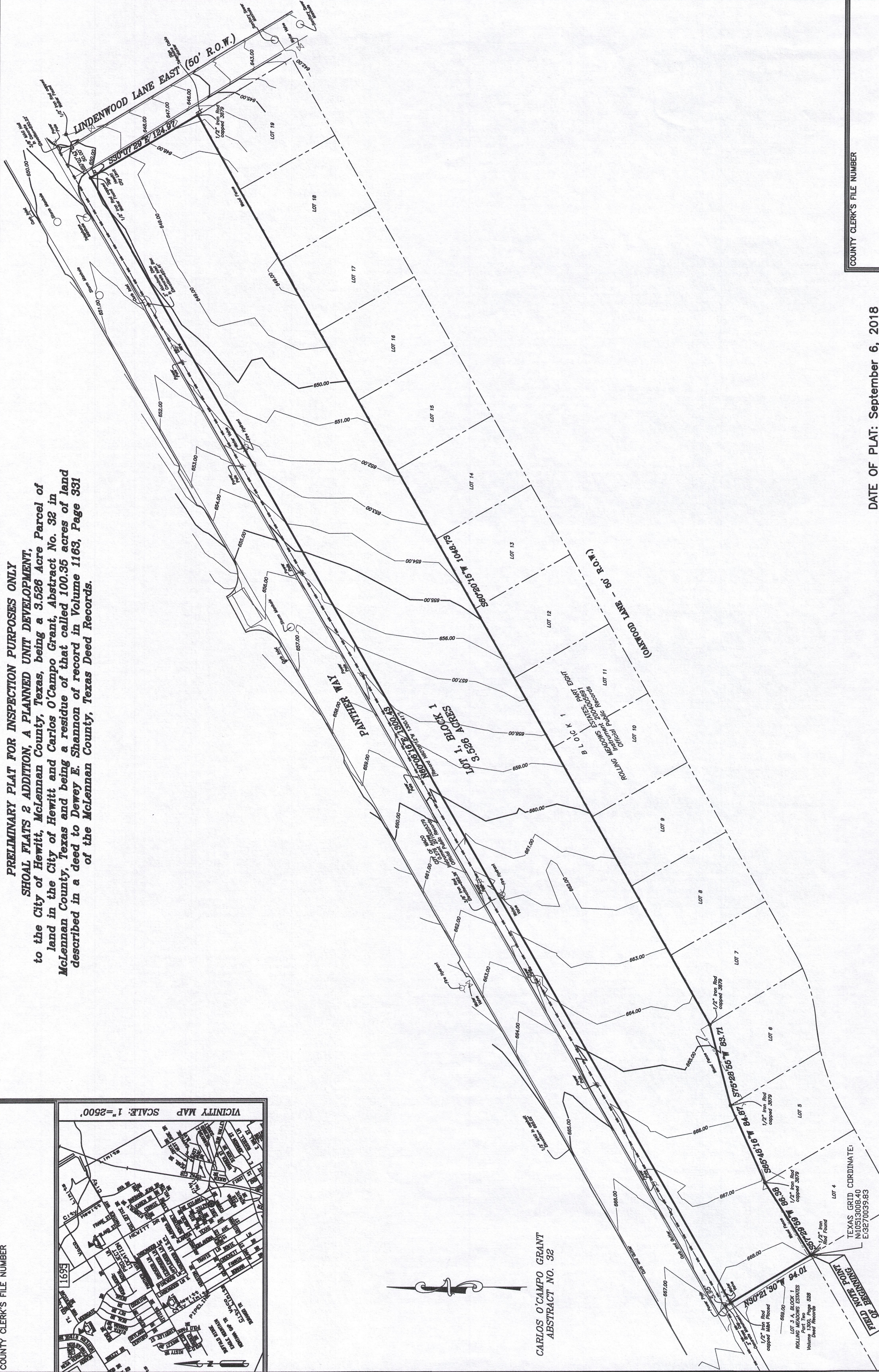


COUNTY CLERK'S FILE NUMBER



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY

SHOAL FLATS 2 ADDITION, A PLANNED UNIT DEVELOPMENT,
to the City of Hewitt, McLennan County, Texas, being a 3.526 Acre Parcel of
land in the City of Hewitt and Carlos O'Campo Grant, Abstract No. 32 in
McLennan County, Texas and being a residue of that called 100.35 acres of land
described in a deed to Dewey E. Shannon of record in Volume 1163, Page 331
of the McLennan County, Texas Deed Records.



CARLOS O'CAMPO GRANT
ABSTRACT NO. 32



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

3.526 ACRES
City of Hewitt
MCLENNAN COUNTY, TEXAS

Sheet:
1 of 2

SCALE
0 60 120
Feet

ADDRESS: PANTHER WAY DATE 09-14-18
WORK ORDER NO. 18-08-1789 DRAWN BY KOP
DIGITAL FILE 18-08-1789.dwg FIELDBOOK/P.G. TNGDS - 94/6

DATE OF PLAT: September 6, 2018

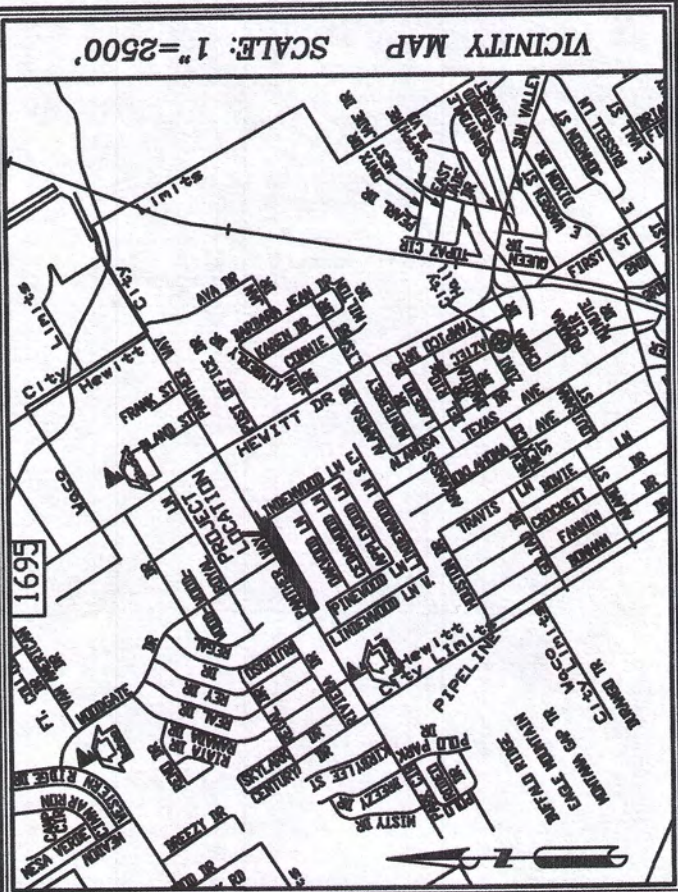
"KNOW ALL MEN BY THESE PRESENTS:
That I, Robert E. Mitchell, do hereby certify that I made
an actual and accurate survey of the platted land and
that the corner monuments shown on the foregoing plat
were properly placed under my personal supervision, in
accordance with the Subdivision Regulations of the City of
Hewitt, Texas.
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
RELIED UPON AS A FINAL SURVEY DOCUMENT.
Robert E. Mitchell R.E.L.S. 5801

SURVEYORS RED SEAL

SURVEYED: 6/11/2018

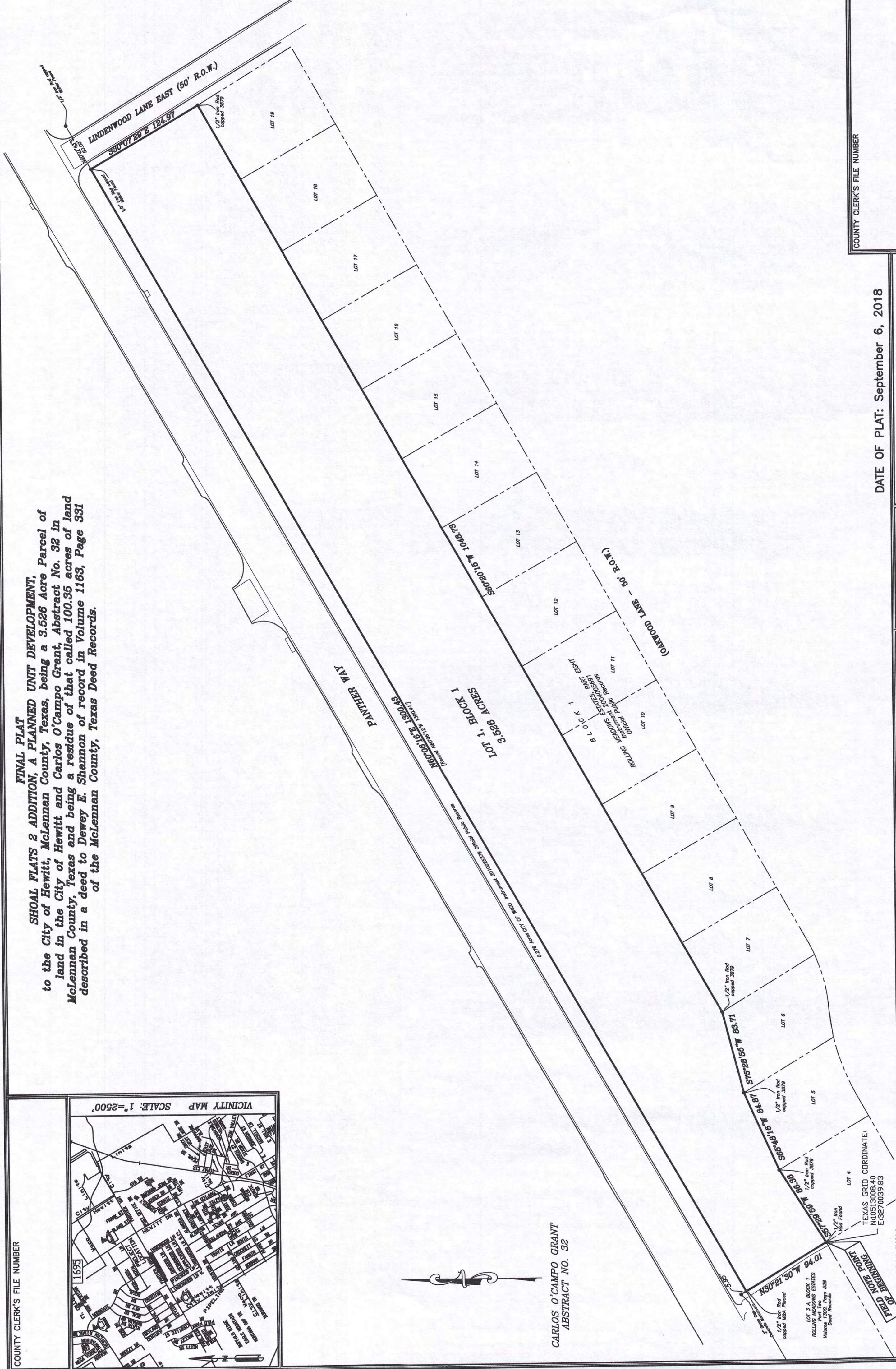
COUNTY CLERK'S FILE NUMBER

COUNTY CLERK'S FILE NUMBER



FINAL PLAT
SHOAL FLATS 2 ADDITION, A PLANNED UNIT DEVELOPMENT,
to the City of Hewitt, McLennan County, Texas, being a 3.526 Acre Parcel of
land in the City of Hewitt and Carlos O'Campo Grant, Abstract No. 32 in
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described in a deed to Dewey E. Shannon of record in Volume 1163, Page 331
of the McLennan County, Texas Deed Records.

CARLOS O'CAMPO GRANT
ABSTRACT NO. 32



LOT 3 A, BLOCK 1
ROLLING MEADOWS ESTATES
Volume 1200, Page 528
Deed Records

TEXAS GRID COORDINATE:
N10513008.40
E13270039.83

LOT 3 B, BLOCK 1



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

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COUNTY CLERK'S FILE NUMBER

3.526 ACRES
City of Hewitt
MCLENNAN COUNTY, TEXAS

Sheet:
1 of 2

SCALE
0 60 120
FEET

ADDRESS: PANTHER WAY DATE 09-4-18
WORK ORDER NO. 18-08-1789 DRAWN BY KOP
DIGITAL FILE 18-08-1789.dwg TNPDS - 94/6
FIELDBOOK/PG.

SURVEYED: 6/11/2018