

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

Bo Thomas, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

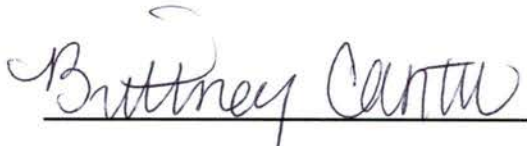
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, February 5, 2019, 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 October 2, 2018, Planning and Zoning Commission regular meeting.
3. **Public Hearing:** Change the Comprehensive Plan Future Land Use Map and possible zoning designations on Lot 1 A Block 4 Four Seasons Addition from Office Area to High Density Residential, and Lot 2, Block 1 Four Seasons Addition from Low Density Residential to High Density Residential, both lots are located on Panther Way.
4. Discussion and possible action: Change the Comprehensive Plan Future Land Use Map and possible zoning designations on Lot 1 A Block 1 Four Seasons Addition from Office Area to High Density Residential, and Lot 2, Block 1 Four Seasons Addition from Low Density Residential to High Density Residential, both lots are located on Panther Way.
5. Discussion and possible action: Change the Zoning on Lot 1 A Block 1 Four Seasons Addition from R-1 Single-family Residential to R-4 Multi-family Residential, and Lot 2, Block 1 Four Seasons Addition from C-2 General Commercial to R-4 Multi-family Residential, both lots are located on Panther Way.
6. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on February 1, 2019.

City of Hewitt

A handwritten signature in cursive script, reading "Brittney Cantu", written over a horizontal line.

Brittney Cantu, 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

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

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

1. **Call Planning and Zoning Commission to order.** *John Baker called the meeting to order at 6:00 PM.*
2. **Consider Approval of Minutes for the September 4th Planning and Zoning Commission regular meetings.** *A motion was made by Michael Lee Hix and seconded by Jim Pless 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 Comprehensive Plan Future Land Use Map from R-1 Single Family Residential District to P-R Planned Residential District for the O'Campo CA-32 Tract 35 Acres 5.341, being the southeast corner of Panther Way and East Lindenwood.** *Speaking in favor: Mark Bowles, 1957 Hambleton Drive, Lorena, Texas. Mr. Bowles prepared a presentation for the Commission. Randy Reid, 275 Settlers Creek Trail, Woodway, Texas. Mr. Reid says that he represents the owner of the property and that it makes sense to develop duplexes here.*

Speaking against: Laura Stevener, 133 Lindenwood Lane North, Hewitt, Texas. Her concerns are overflow parking, trash pick-up, on sight lighting and management for the development. Gary Krueger, 141 Lindenwood Lane North, Hewitt, Texas. His main concern is traffic in the area. Brittany Gilton,

149 Lindenwood Lane North, Hewitt, Texas. Her concerns are the lights, potential sanitation issues, and traffic in the area. She is also concerned about the impact on property values. Areli Lopez, 157 Lindenwood Lane North, Hewitt, Texas. Her concerns reflect the adverse impact on neighborhood safety and privacy. She wants to learn more about the development.

Speaking in favor through rebuttal: Mark Bowles, 1957 Hambleton Drive, Lorena, Texas. Says that the development is a \$3 million project and will be professionally managed. The development also accommodates safety and privacy through a privacy fence. Parking will be managed and accounted for. Randy Reid, 275 Settlers Creek Trail, Woodway, Texas. Says that this development will not impact property values and understands concerns.

Speaking against through rebuttal: Laura Stevener, 133 Lindenwood Lane North, Hewitt, Texas. Asks about plans for greenspace, landscaping, noise-management and traffic. Brittany Gilton. Says that she appreciates, though does not agree with [Randy Reid's] opinion on property values.

Speaking in favor, final rebuttal: (NONE). John Baker asks for City recommendation. Miles Whitney, City Engineer, reflects on plat review for rezoning. Garbage pickup has not yet been discussed for the property.

A motion was made by Bobby Wolske to approve and seconded by Jim Pless. Four in favor, one against (Baker), motion carries. Recommendation will go before City Council Meeting on November 5th 2018.

- 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. Speaking in favor: Randy Reid, 275 Settlers Creek Trail, Woodway, Texas. Requests that the change in zoning is in accordance to the Comprehensive Plan. Speaking against: (NONE).**

Tracy Lankford, Community Development Director makes a comment that the requested zone change is a two-part sequence for planned

developments. If approved, the proceeding would allow the development to proceed further with the plan to be approved by the Planning and Zoning Commission and City Council once final plans are submitted. A motion was made by Bobby Wolske and seconded by Michael Lee Hix. Four in favor, one against (Baker), motion carries. Recommendation will go before City Council Meeting on November 5th 2018.

- 5. Adjourn.** *A motion was made by John Baker and seconded by Walter Peterson to adjourn the meeting at 6:39PM. All five in favor, motion passed.*

Chairman

Date Approved



Jared DeVries, Zoning Secretary

APPLICATION REVIEW

Z-2019-1

HEARING DATE: February 5, 2019

1. CASE # Z-2019-1
PROPERTY ADDRESS: 600 Block E. Panter Way
LEGAL DESCRIPTION: Lots 1A and 2 Block 1 Four Seasons Addition

2. APPLICANT: Russ Davis
MAILING ADDRESS: 367 Broughton, Woodway, TX. 76712

When a zoning proposal is received that is not consistent with the Comprehensive Land Use Plan, the City may consider a change in the plan's policies or the Future Land Use Map. The review of the proposal should consider the following criteria:

- Will the proposed change enhance the site and the surrounding area
- Is the proposed change a better use than that recommended by the existing Future Land Use Map
- Will the proposed use impact adjacent residential areas in a negative manner, or will the proposed use be compatible with, and/or enhance adjacent residential areas
- Are the uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility
- Does the proposed change do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth
- Can the proposed use be served by available public facilities and services
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community, and would it contribute to the City's long-term economic well-being

3. REQUEST:

LAND USE DESIGNATION:

From **OFFICE AREA** to **HIGH DENSITY RESIDENTIAL**

ZONING:

From **R-1 SINGLE-FAMILY DISTRICT AND C-2 GENERAL COMMERCIAL** to **R-4 MULTI-FAMILY HIGH DENSITY DISTRICT**

SUMMARY DESCRIPTION OF USES IN R-4: High density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters.

Permitted Uses are as shown in Section 2.105(B).

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located within an area of residential uses. The large majority of the surrounding area is residential in nature.

PLANNING SERVICES RECOMMENDATION:

LAND USE/ ZONING

The review and possible approval of this proposal should consider the following criteria:

- Will the proposed change enhance the site and the surrounding area
- Is the proposed change a better use than that recommended by the existing Future Land Use Map
- Will the proposed use impact adjacent residential areas in a negative manner, or will the proposed use be compatible with, and/or enhance adjacent residential areas
- Are the uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility
- Does the proposed change do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth
- Can the proposed use be served by available public facilities and services
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community, and would it contribute to the City's long-term economic well- being

Staff recommends **approval** of this request as presented. The adjacent property was rezoned in June of 2016 by the developer and this request is for the remaining surrounding property. This request will allow for the whole development to have a secondary entrance/ exit onto Panther Way

Notices: 12 mailed; 0 returned,

CASE NO. Z-2019-1

ENGINEERING SERVICES DATA

1. Street condition: Good_____ Acceptable X Needs Reconstruction_____

2. Street width: Existing: ROW 50' Pavement 25'

Required: ROW__ Pavement

3. Curb and Gutter:

Needs to be installed_____ Exists_____ Needs Reconstruction_____

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.

5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.

6. Sewer is available to the property.

Engineering Department comments and recommendations:

No Comments

CASE NO. Z-2019-1

INSPECTION SERVICES REVIEW

Comments

No objections.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME:

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No Comments

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: To be determined

Health Department Comments and Recommendations: None

POLICE DEPARTMENT REVIEW

No Comments

CASE #Z-2019-1

PROPERTY OWNERS LIST

Applicant: Russ Davis

Owner: Islamic Center of Hewitt Inc. and RG Plus, LLC

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: Lot 1A Block 1 Four Seasons 2000011485
620 N. Hewitt Dr., Hewitt TX 76643

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.

landlocked piece of property located behind the
Brookside apartments near the corner of Hewitt Dr. and Panther Way (2.45 acres)

Zoning Change From C2 to R4

Please describe the interest in property:

extend R-4 zoning previously granted on adjoining
property

Existing Building(s) on Property: none

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.: _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): February 5, 2019

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:

RG Plus, LLC

Telephone Number:

254-640-0947

Mailing Address:

367 Broughton Woodway TX 76712

Email Address:

RussDavisHomes@gmail.com

Signature of Property Owner:



Date:

1/9/18

Name of Applicant/Representative:

Russ Davis

Telephone Number:

254-640-0947

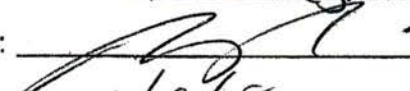
Mailing Address:

367 Broughton Woodway TX 76712

Email Address:

RussDavisHomes@gmail.com

Signature of Applicant/Representative:



Date:

1/9/18

Property Information: 2019

Legal Description: FOUR SEASONS Block 1 Lot A1 Acres 2.456

Abstract: 0339.00S36

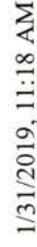
Neighborhood: Com Hewit City Gen Nbhd

Appraised Value: N/A

Jurisdictions: 62, 86, 00, CAD, 36

DBA: FOUR SEASONS REAR LAND

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 Mcleannan County Appraisal District expressly disclaims any and all liability in connection herewith.



HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: Lot 2 Block 1 Four Seasons 2006031482
600 E. Panther Way, Hewitt TX 76643

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.

property has frontage on Panther Way in between the Brookside
apartments and a row of storage buildings

Zoning Change From R1 to R4

Please describe the interest in property:

extend R-4 zoning previously granted on adjoining property

Existing Building(s) on Property: none

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.: _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): February 5, 2019

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: _____

Telephone Number: _____

Mailing Address: _____

Email Address: _____

Signature of Property Owner: _____

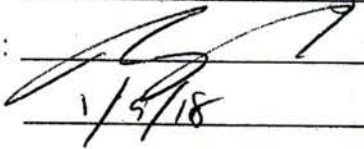
Date: _____

Name of Applicant/Representative: Russ Davis

Telephone Number: 254-640-0947

Mailing Address: 367 Broughton Woodway TX 76712

Email Address: RussDavisHomes@gmail.com

Signature of Applicant/Representative: 

Date: 1/5/18

Property Information: 2019

Geo ID:

Situs Address: 600 E PANTHER WAY HEWITT, TX 76643

Property Type: Real

State Code: C2

Legal Description: FOUR SEASONS Block 1 Lot 2 Acres 1.882

Abstract: 0339.00S36

Neighborhood: Com Hewit City Gen Nbhd

Appraised Value: N/A

Jurisdictions: 36, 62, 86, 00, CAD

Exemptions:

DBA: Null

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January 11, 2019

Mr. Tracy Lankford
City of Hewitt
200 Patriot Court
Hewitt, Texas 76643

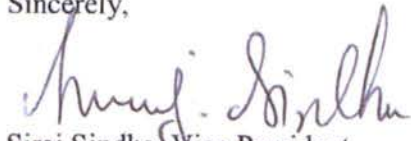
Dear Mr. Lankford,

The Islamic Center of Hewitt, Inc. has entered into a sale contract to convey the property located at 600 E Panther Way to RG Plus, LLC. Please allow this letter to serve as our consent and authorization to approve the following changes to the property:

1. Change in zoning from R-1 Single Family to R-4 Multi-Family;
2. Variance allowing the applicant/developer to provide covered parking in lieu of garages;
3. Variance allowing the applicant/developer to utilize 75% stone/brick masonry materials on front elevations and up to 100% *Hardy* siding to side and rear elevations;

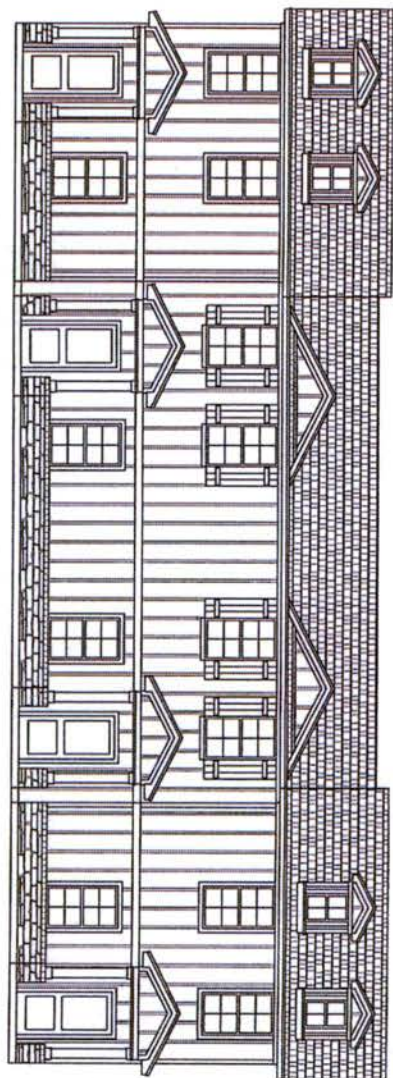
Please let us know if you require anything else to further these requests.

Sincerely,



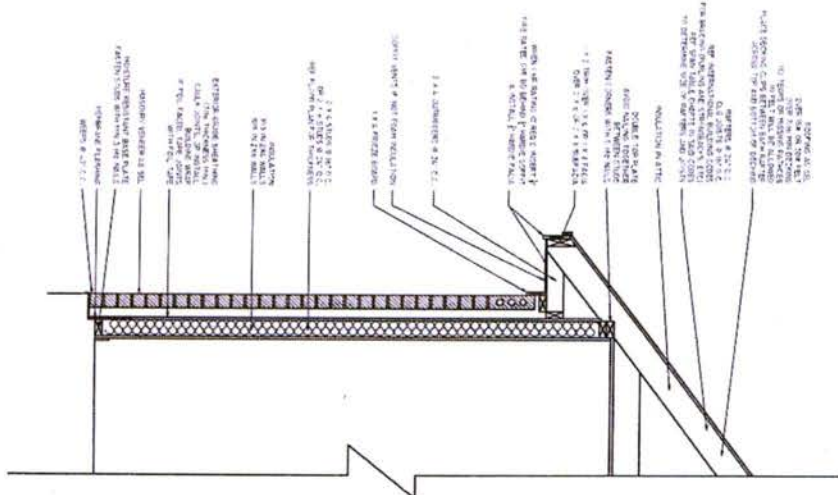
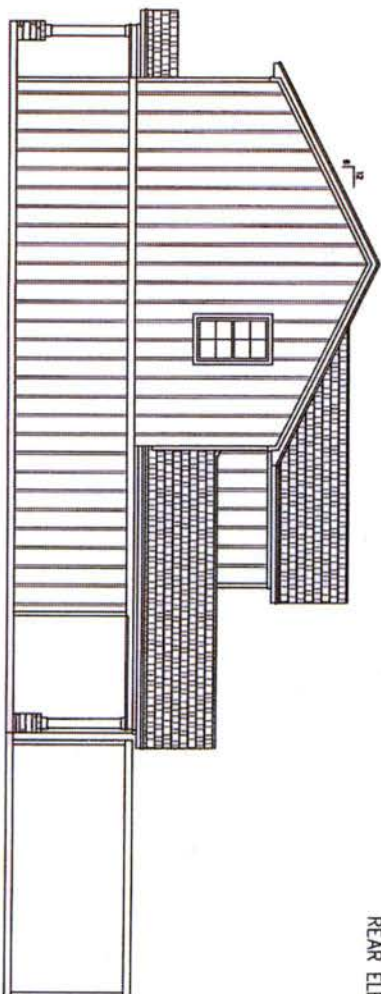
Siraj Sindha, Vice President
Islamic Center of Hewitt, Inc.
317 S Hewitt Drive
Hewitt, Texas 76643

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SCALE 1/6" = 1'-0"



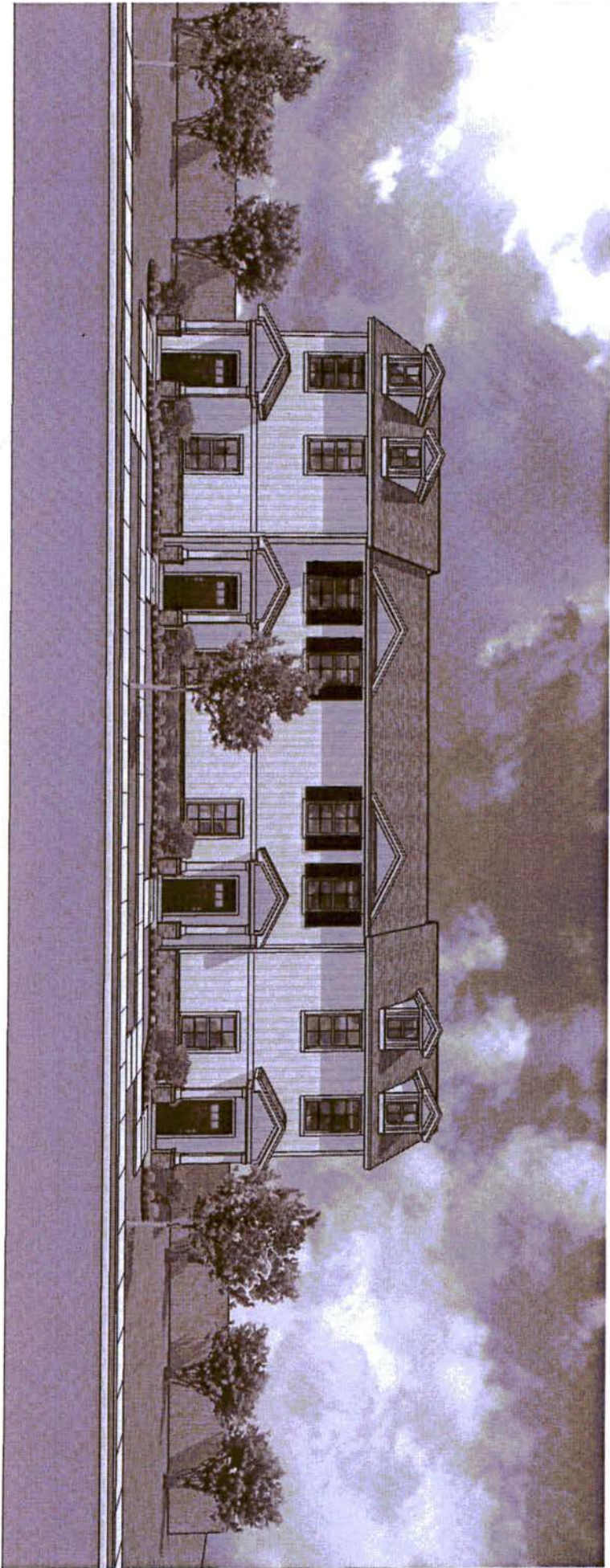
This architectural drawing shows the elevation of a building facade. The structure is characterized by horizontal siding and a series of windows of varying sizes and configurations. From left to right, the facade includes: a small double window at the top; a larger double window; a single window with a decorative mullion pattern; a double window; a large section of horizontal siding; a single window with a decorative mullion pattern; a double window; a single window with a decorative mullion pattern; a double window; and a single window with a decorative mullion pattern at the bottom. The roofline is visible on the right side, showing a gabled structure with a brick chimney. The drawing is a technical illustration, likely a computer-generated rendering, showing the building's exterior design.

SIDE ELEVATIONS

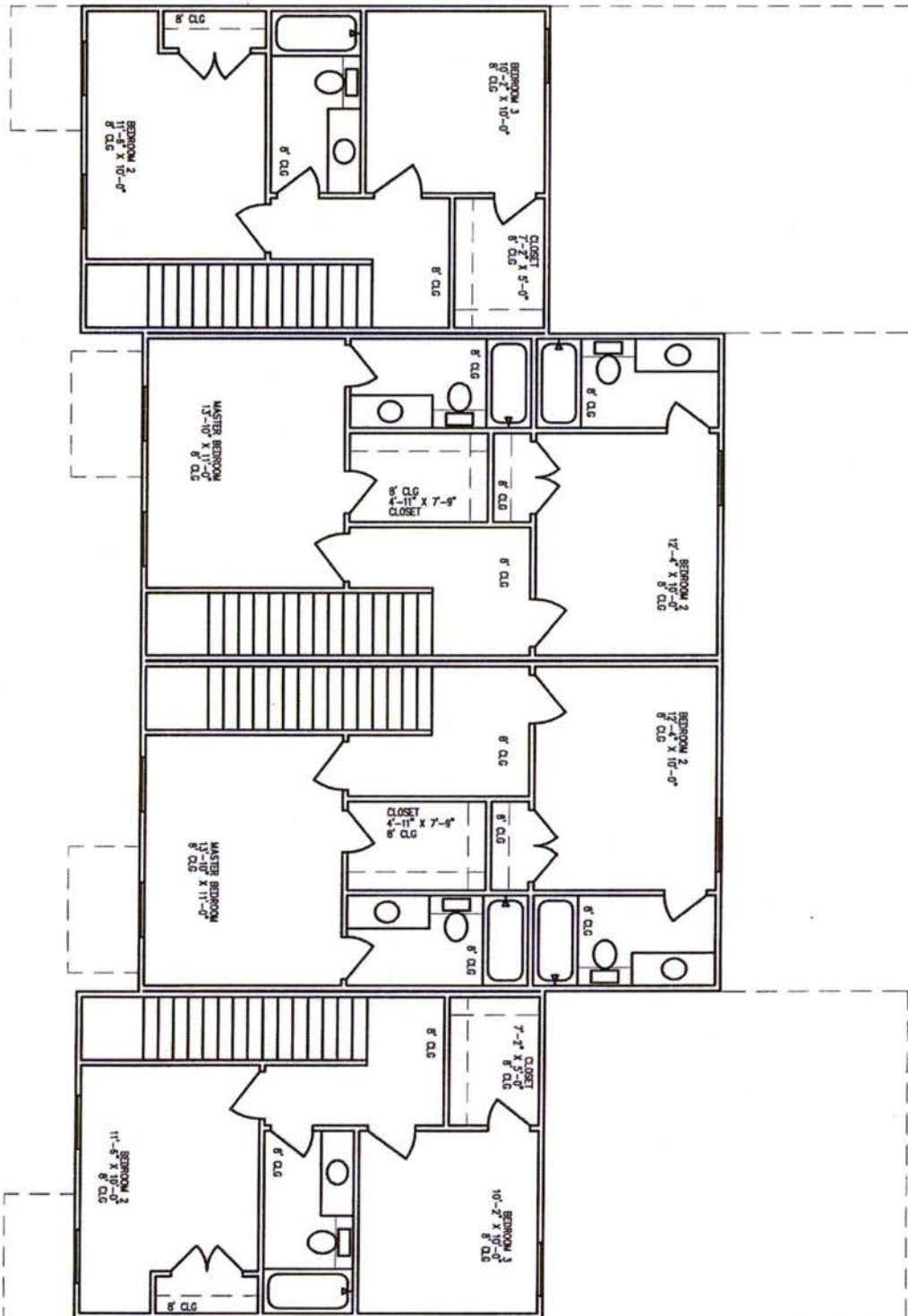


SCALE: 1" = 1'-0"

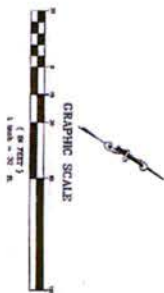
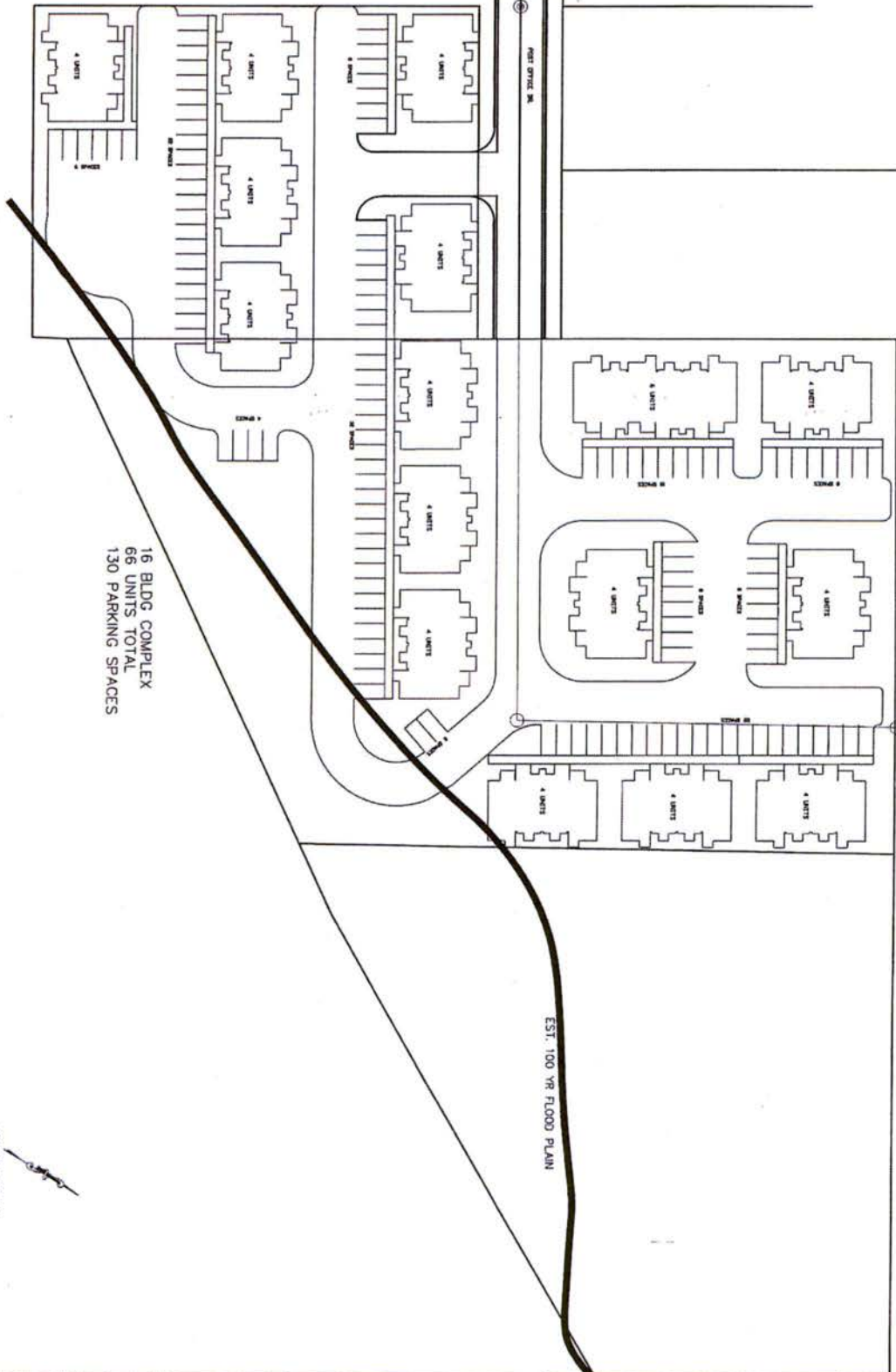












POST OFFICE ROAD PROJECT
16- UNIT SITE LAYOUT
HEWITT, TEXAS



Barnette Contracting, Inc.
Office 281-666-7117
Res 281-666-7118

Industrial, Municipal, Residential
Site Development & Engineering

REVISIONS

PRELIMINARY SET FOR REVIEW ONLY				
NO.	DATE	REVISIONS	BY	DATE
SURVEYED	DESIGNED	DRAWN	CHECKED	DATE
BC	AT	AT	AT	05/2016

SHEET 1 OF 1	TITLE POST OFFICE ROAD PROJECT 16- UNIT SITE LAYOUT HEWITT, TEXAS	DATE 05/2016	DRAWN BY BC	CHECKED BY AT	DESIGNED BY AT	SURVEYED BY BC
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