



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, May 7, 2019 at 6:00PM in the City Council Chambers 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 2, 2019 Planning and Zoning Commission regular meeting.
3. **Public Hearing:** Consider a request of Chuck Walker to change the zoning of Sprowles J A-817, Tract 1, located at 1725 W Spring Valley Rd, from R-1 to C-2.
4. Discussion, consideration, action if any: Consider a request of Chuck Walker to change the zoning of Sprowles J A-817, Tract 1, located at 1725 W Spring Valley Rd, from R-1 to C-2.
5. 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 a Public Notice Board located in front of City Hall before 5:00PM on May 3, 2019.

A handwritten signature in cursive script that reads "Brittney Cantu". The signature is written in dark ink and is positioned above a horizontal line.

Brittney Cantu, City of Hewitt 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 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

John J. Baker

Walter H. Peterson

Jonathan Denton Dulus

Jim Pless

Michael Lee Hix

Bobby Wolske

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.

APPLICATION REVIEW

Z-2019-3

CASE #: Z-2019-3

NOTICES: 13 mailed; 0 returned

HEARING DATE: May 7, 2019

PROPERTY ADDRESS: 1725 W. Spring Valley Rd.

LEGAL DESCRIPTION: Sprowles J A-817 Tract 1

APPLICANT: Chuck Walker

MAILING ADDRESS: 1240 Estes Rd. Lorena TX. 76655

ZONING:

The applicant has requested a zone change from **R-1 Single-family Residential** to **C-2 General Commercial District**.

SUMMARY DESCRIPTION OF USES IN C-2: The C-2 district is established to accommodate those uses that are of citywide and regional significance. Within this district are permitted retail, service, and office uses characteristic of retailing and wholesaling markets. This district is intended to accommodate commercial activities that cannot be accommodated in the C-1 restricted commercial district.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of residential and commercial uses. The majority of the surrounding properties are residential in use. This property is adjacent to single-family residential and Commercial.

STAFF RECOMMENDATION

Community Development recommends **approval** of this request to change based on the following findings:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in C-2 zoning district.
- 3) The property meets all the size and width requirements for C-2 zoning.
- 4) The property is located along W. Spring Valley Rd.

ENGINEERING DATA

Engineering comments will be provided

TRAFFIC DATA

- 1) Description of the adjacent street system:
Road: W. Spring Valley
Classification:
Number of Lanes: 3
Average Daily Traffic: data not available
- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: Minor
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: Slight
 - c) Pedestrian traffic: no
 - d) Visibility problems: no
- 4) Traffic Department comments and recommendations:
No significant traffic impact anticipated.

PUBLIC WORKS DATA

- 1) Street condition:
Good X Acceptable ____ Needs Reconstruction ____
- 2) Street width:
Existing: ROW 100' Pavement 45'
Required: ROW 100' Pavement 45'
- 3) Curb and Gutter:
Does not apply X Needs to be installed ____ Exists Needs Reconstruction ____
- 4) Drainage facilities will need to be updated for this development.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the request.

6) Sewer is available to the property.

7) Public Works comments and recommendations:

The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW

Comments: None

FIRE DEPARTMENT REVIEW

Anticipated Fire Response Time: _____

Is the Fire Response Time Adequate? Yes X No _____

Fire Department Comments and Recommendations: There is a possibility that water will need to be extended into the property. Will be dependent on building placement.

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required: Yes _____ No X

Date of Inspection: None

Comments: None

POLICE DEPARTMENT REVIEW

Comments: None

PROPERTY OWNERS LIST

Applicant: Chuck Walker

Owner: Jim & Margaret Daniels

**CITY OF HEWITT, TEXAS
A NOTICE OF PUBLIC HEARING ON A
REQUESTED SITE PLAN APPROVAL FOR PLANNED RESIDENTIAL DISTRICT**

Date: April 25, 2019
RE: Case # Z-2019-3

Dear Sir or Madam:

This is to advise that there has been a request made by Chuck Walker for a Planned Development site plan approval on property located at 1725 W. Spring Valley Rd. more particularly described as follows:

Sprowles J A-817 Tract 1 (See map on reverse side)

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the City Planning and Zoning Commission of the City of Hewitt on Tuesday, the 7th day of May, 2019 in the City Council room at Hewitt City Hall, 200 Patriot Court at 6:00 p.m., regarding this requested site plan approval. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Hewitt on Monday, the 13th day of May, 2019, in the City Council Room at Hewitt City Hall, 200 Patriot Court at 7:00 P.M., regarding this requested land use and zone change.

According to City Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the proposed site plan approval. This is a Notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the City Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

For more information on the Comprehensive Plan, its land use classifications and its role in the Planning and Zoning process, you may contact the Community Development Department at 666-6173, or at 103 N. Hewitt Drive.

Very truly yours,



**Tracy Lankford
Community Development Director**

NO OTHER NOTICE WILL BE MAILED

HEWITT TEXAS

April 25, 2019

Dear Property Owner:

This is to confirm your request for site plan approval on property located at 1725 W. Spring Valley Rd. more particularly described as follows:

Sprowles J A-817 Tract 1 (See map on reverse side)

State laws require that all zoning must be in conformance with the Comprehensive Plan.

FIRST HEARING:

The First hearing will be held before the City Planning and Zoning Commission.

Day and Date: Tuesday, May 7, 2019

Time: 6:00 P.M.

Place: City Council room at Hewitt City Hall, 200 Patriot Court

SECOND HEARING:

The Second hearing will be before City Council. (Occurs only after a decision is made by Planning and Zoning Commission)

Day and Date: Monday, May 13, 2019

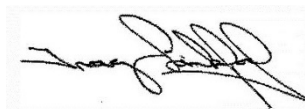
Time: 7:00 P.M.

Place: City Council Room at Hewitt City Hall, 200 Patriot Court

The City Council makes the final decision on the request for change. They may grant or deny the site plan approval, or in some instances, refer the request back to the Planning and Zoning Commission for further study.

For more information on the Zoning Ordinance, its land use classifications, set back lines, parking requirements, etc., you may contact the Community Development Department at 666-6173, or at 103 N. Hewitt Drive.

Very truly yours,



Tracy Lankford
Community Development Director

Case # Z-2019-3

HEWITT TEXAS

City of Hewitt

Application for Amendment of the Zoning Ordinance
To the Planning & Zoning Commission and the City Council

Legal Description of Property:

5.251 ACRES, J. SPRAWL SURVEY 1725 W SPRING VALLEY
HEWITT, TX

Describe the location of the property as submitted by this application. This may be in the form of a street address, general physical description, or nearest intersection.

Zoning Change From ~~R~~ R-1 to C-2

Please describe the interest in property:

WE WOULD LIKE TO PUT STORAGE UNITS
ON THE PROPERTY

Existing Building(s) on Property: 2 STORY ± 2,800 SQ. FT. ~~R~~ STRUCTURE

Total sq. ft. of all buildings on property: ± 2,800 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. 2006017555

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

MAY 7, 2019 + MAY 13, 2019

The rezoning application must be completed along with the following required 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.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 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 Meeting Schedule).

I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning & 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 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 & 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 of the Planning and Zoning Commission hearing 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: _____ Phone No. _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____
Signature of Property Owner: _____ Date: _____

Name of Applicant/Representative CHUCK WALKER Phone No. 254-424-1870
Mailing Address: 1240 ESTES RD City: LORENA State: TX
Email Address: chuckdwalker@gmail.com
Signature of Applicant/Representative: Chuck Walker Date: 4/16/19

The rezoning application must be completed along with the following required 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.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 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 Meeting Schedule).

I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning & 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 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 & 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 of the Planning and Zoning Commission hearing 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: Jim & Margaret Daniels Phone No. 744 5723
Mailing Address: 4934 S Robinson Dr City: Lorena State: TX 76655

Email Address: _____

Signature of Property Owner: [Signature] Date: 4-17-19

Name of Applicant/Representative: Chuck Walker Phone No. 254-424-1870

Mailing Address: 1240 ESTES RD City: LORENA State: TX

Email Address: chuckwalker@gmail.com

Signature of Applicant/Representative: [Signature] Date: 4/16/19

Jim and Margaret Daniels

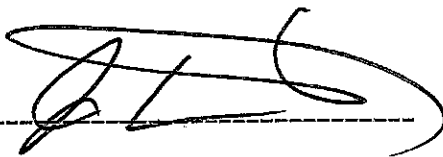
1725 W Spring Valley

Hewitt, TX 76643

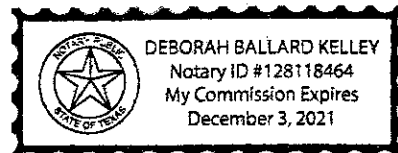
City of Hewitt:

We, Jim and Margaret Daniels, authorize the applicant, being Walker Whitsell Constuction to present the request and proposal at the Planning and Zoning Commission hearing held in May 2019 with Hewitt City Council.

Walker Whitsell Construction is represented by Lori Whitsell and Chuck Walker.

• 

Jim Daniels



• 

Margaret Daniels



Piney Woods Surveying
PO Box 5887
Waco, Texas 76708
FIRM No. 100460-00

DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

5.251 ACRES

BEING all of that tract of land in McLennan County, Texas, out of the J. Sprowl Survey, A-817, and being all of that called 5.25 acres described in a deed to Jim Daniels as recorded under Clerks File Number 2006017555 of the Official Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the South line of F.M. highway No. 2113 at the West corner of said 5.25 acres, same being the North corner of that called 2.01 acres described in a deed to Keith Billings as recorded under Clerks File Number 2016007458 of the Official Records of McLennan County, Texas;

THENCE North 59 degrees 12 minutes 53 seconds East, 448.26 feet to a 1/2 inch steel rod set in the South line of said road at a point of curve;

THENCE Northeasterly 146.97 feet along a curve to the left having a radius of 5779.63 feet and a central angle of 01 degrees 27 minutes 25 seconds (Chord Bears North 58 degrees 29 minutes 10 seconds East, 146.97 feet to a 5/8 inch steel rod found in the South line of said road at the North corner of said 5.25 acres, same being the West corner of that called 0.132 acres described in a deed to State of Texas as recorded under Clerks File Number 2005000885 of the Official Records of McLennan County, Texas, a 5/8 inch steel rod found with aluminum TX DOT cap found bears South 12 degrees 13 minutes 32 seconds East, 7.76 feet for reference;

THENCE South 12 degrees 13 minutes 32 seconds East, 96.65 feet to a 5/8 inch steel rod found at a Northeast corner of said 5.25 acres, same being a interior corner of that called 6.778 acres described in a deed to Kyle Lands as recorded in Volume 1460, Page 77 of the Deed Records of McLennan County, Texas;

THENCE South 20 degrees 04 minutes 57 seconds West, 1005.20 feet to a 3/8 inch steel rod found at the South corner of said 5.25 acres, same being the Southwest corner of said 6.778 acres;

THENCE North 30 degrees 11 minutes 33 seconds West, 306.13 feet to a 5/8 inch steel pipe found at a West corner of said 5.25 acres, and at a Northeast corner of that called 100.868 acres described in a deed to Bar V Holdings as recorded under Clerks File Number 2015014890 of the Official Records of McLennan County, Texas, same being the South corner of said 2.01 acres;

THENCE North 59 degrees 29 minutes 06 seconds East, 209.37 feet to a 3 inch pipe found at a interior corner of said 5.25 acres, same being the East corner of said 2.01 acres;

THENCE North 30 degrees 24 minutes 38 seconds West, 419.03 feet to the Point of Beginning, containing 5.251 acres of land.

Note: Bearings Based on the State Plane Coordinate System NAD83, Texas Central Zone 4203.

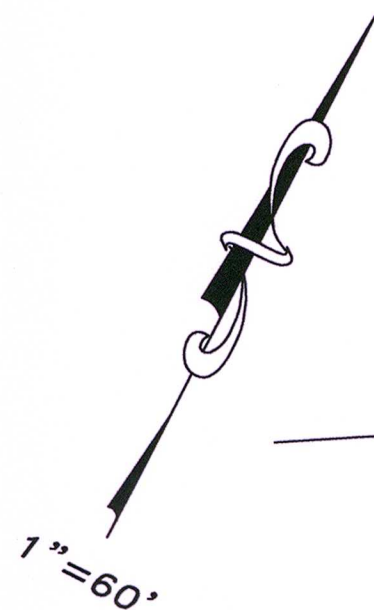
The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2019.

March 23, 2019


Landon Smith
R.P.L.S. No. 5969



Plat Attached: Job Number 1903-005



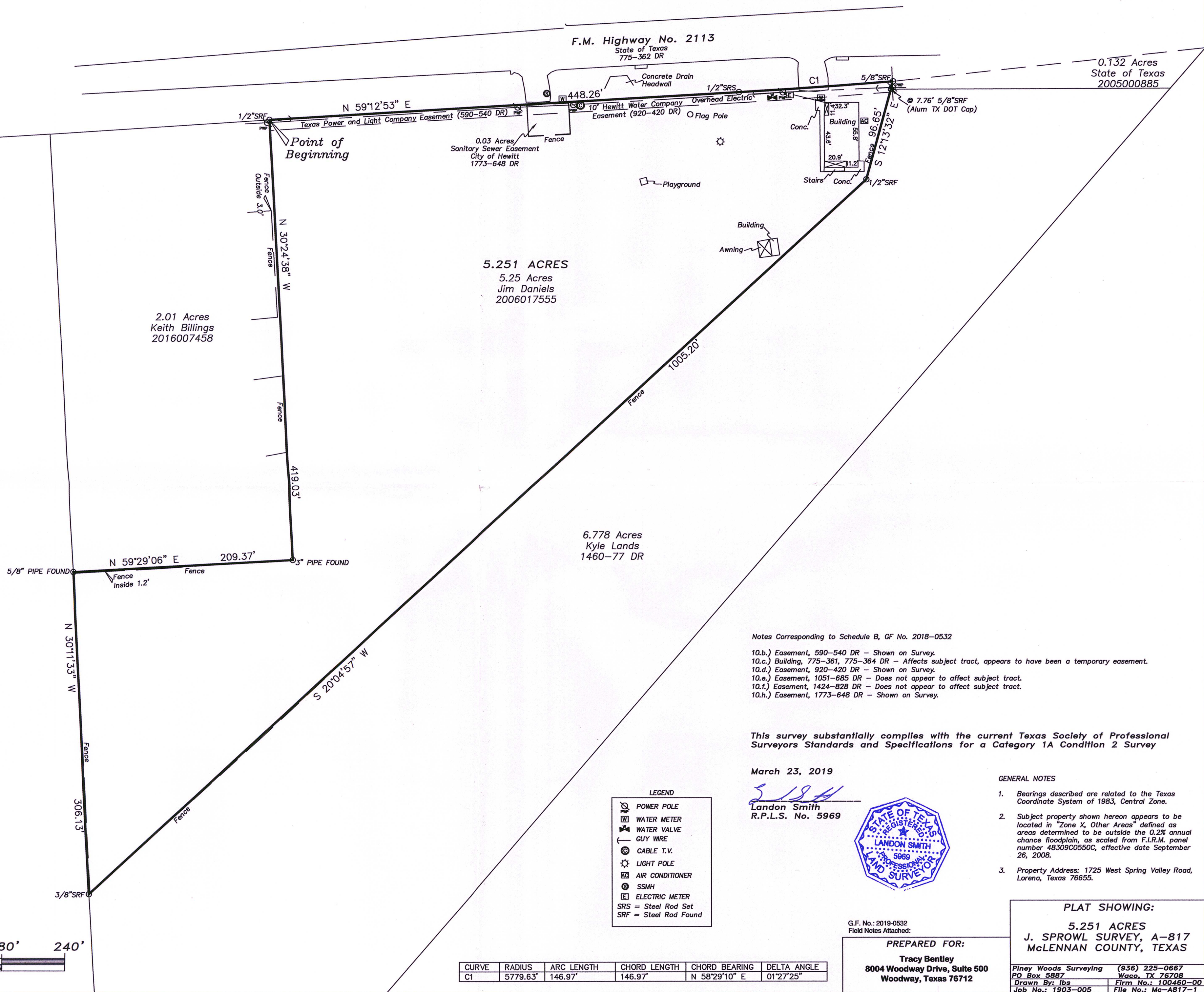
100.868 Acre
Bar V Holdings
2015014890

2.01 Acres
Keith Billings
2016007458

5.251 ACRES
5.25 Acres
Jim Daniels
2006017555

6.778 Acres
Kyle Lands
1460-77 DR

0.132 Acres
State of Texas
2005000885



Notes Corresponding to Schedule B, GF No. 2018-0532

10.b.) Easement, 590-540 DR - Shown on Survey.
10.c.) Building, 775-361, 775-364 DR - Affects subject tract, appears to have been a temporary easement.
10.d.) Easement, 920-420 DR - Shown on Survey.
10.e.) Easement, 1051-685 DR - Does not appear to affect subject tract.
10.f.) Easement, 1424-828 DR - Does not appear to affect subject tract.
10.h.) Easement, 1773-648 DR - Shown on Survey.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2 Survey

March 23, 2019

Landon Smith
Landon Smith
R.P.L.S. No. 5969



- GENERAL NOTES
- Bearings described are related to the Texas Coordinate System of 1983, Central Zone.
 - Subject property shown hereon appears to be located in "Zone X, Other Areas" defined as areas determined to be outside the 0.2% annual chance floodplain, as scaled from F.I.R.M. panel number 48309C0550C, effective date September 26, 2008.
 - Property Address: 1725 West Spring Valley Road, Lorena, Texas 76655.

PLAT SHOWING:

5.251 ACRES
J. SPROWL SURVEY, A-817
McLENNAN COUNTY, TEXAS

G.F. No.: 2019-0532
Field Notes Attached:
PREPARED FOR:
Tracy Bentley
8004 Woodway Drive, Suite 500
Woodway, Texas 76712

Piney Woods Surveying (936) 225-0667
PO Box 5887 Waco, TX 76708
Drawn By: lbs Firm No.: 100480-00
Job No.: 1903-005 File No.: Me-A817-1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.63'	146.97'	146.97'	N 58°29'10" E	01°27'25"

