



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, June 25, 2019, at 6:00PM in the City Council Chambers at Hewitt City Hall, located at 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 7, 2019 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.
4. **Public Hearing** to consider the following requests:
 - a. Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.
 - b. Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.
 - c. Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.
5. Discussion and possible action to consider the following requests:
 - a. Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.

- b. Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.
- c. Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.

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 a Public Notice Board located in front of City Hall before 5:00PM on June 21, 2019.

A handwritten signature in black ink that reads "Brittney Cantu". The signature is written in a cursive, flowing style. Below the signature is 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.



MINUTES OF THE PLANNING AND ZONING COMMISSION

May 7th, 2019 – 6:00PM

Members Present: Chairman Charlie Turner, John Baker, Bobby Wolske, Jonathan Dulus

Members Absent: Jim Pless, Walt Peterson, Michael Hix

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call of Planning & Zoning Commission Meeting to Order.** *Chairman Charlie Turner Called the meeting to order at 6:00PM.*
2. **Consider Approval for Minutes of for the April 2, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Bobby Wolske, to approve the minutes as submitted but allow for corrections. All four in favor, motion passed.*
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.** *Speaking in favor: Chuck Walker, potential property owner of requested project, residing at 1240 Estes Road, Lorena, Texas. Mr. Walker is in the process of buying the land at 1725 W. Spring Valley so that he can build storage units. The existing structure is an old church in which he plans to remodel for a possible office area. Mr. Walker feels like adding storage units on this property will be in line with the growth and development of the City of Hewitt. Also speaking in favor: Kyle Lands, residing at 254 Warren Road, Lorena, Texas. Mr. Lands owns acreage at 1711 W Spring Valley and agrees that this project request will help the City of Hewitt to grow. Chairman Charlie turner asked if anyone is wanting to speak against this project request. No one came forward. Public hearing ended at 6:05PM.*
4. **Discussion and possible action: 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.** *Bobby Wolske asked the question of where exactly this property was, and Mr.*

Walker answered where it was, and that there was an old church on the property. Mr. Wolske also asked in a flood plain, to which Mr. Walker stated that it does not show to be, but he is aware that there are issues when there are heavy rains. Chairman Charlie Turner asked Tracy Lankford, Director of Community Development, for the City's opinion and recommendation of the project. Mr. Lankford stated that this project compliances with the land use map. There may be issues that arise with drainage or with water lines, but the staff recommends approval of this request. John Baker made a motion to recommend approval, seconded by Jonathan Dulus. All four in favor, motion carries. Recommendation will go before City Council on May 13, 2019.

5. **Adjourn.** *Prior to adjourning the meeting, Chairman Charlie Turner asked if he could read a statement he prepared. Mr. Turner stated he is stepping down from his position as Chairman and member of the Planning and Zoning Commission, as the May 4, 2019 election results declared him the new Councilman for the City of Hewitt in Ward 1. After reading this statement, John Baker motioned, seconded by Bobby Wolske to adorn the meeting at 6:10PM. All four in favor, motion passed.*

Chairman

Date Approved


Brittney Cantu, Zoning Secretary

APPLICATION REVIEW

Z-2019-4

CASE #: Z-2019-4

NOTICES: 34 mailed; 0 returned

HEARING DATE: June 4, 2019

PROPERTY ADDRESS: 300 Block Old Temple Rd.

LEGAL DESCRIPTION: O'Campo C A-32 Tract 6.5 Acres

APPLICANT: Jacob Bell, Walker Partners LLC

MAILING ADDRESS: 823 Washington Ave. Waco, Texas 76701

ZONING:

The applicant has requested a zone change from **R-1 Single-family to R-1-G Garden Home District**.

SUMMARY DESCRIPTION OF USES IN R-1-G: The purpose of the R-1-G, Garden Home District is to allow for a higher concentration of single-family homes per acre by reducing the minimum lot size and building set back requirements while maintaining quality architectural and landscape design.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

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

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 R-1-G zoning district.
- 3) The property meets all the size and width requirements for R-1-G zoning.
- 4) The property is located on Old Temple Rd.

ENGINEERING DATA

Engineering comments will be provided

TRAFFIC DATA

- 1) Description of the adjacent street system:
Road: Old Temple Rd.
Classification: Collector
Number of Lanes: 2
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 45' Pavement 25'
Required: ROW 45' Pavement 25'
- 3) Curb and Gutter:
Does not apply ____ Needs to be installed ____ Exists X Needs Reconstruction ____
- 4) Drainage facilities are required 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 but will need to be extended.
- 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 ____ No ____

Fire Department Comments and Recommendations:

Fire hydrants will need to be relocated and an additional hydrant will need to be installed due to the length of the drive.

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: Jacob Bell

Owner: Phillip Clark Neely

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: 6.5 Acres C. O'Campo Survey A-32

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.

Across Old Temple Road from Evergreen Ct.

MCAD Geo # 360032000244014

Zoning Change From R-1 to R-1-G

Please describe the interest in property:

New Subdivision

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.: 2017004956 & 20180365PR1

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 06/04/2019

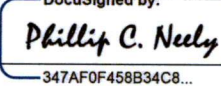
The rezoning application must be completed along with the following information:

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: Phillip Clark Neely, Etal
Telephone Number: 254-744-6770
Mailing Address: 1620-F West Loop 340 Waco, TX 76712
Email Address: pneely@aatg.net
Signature of Property Owner: 
Date: 5/3/2019

Name of Applicant/Representative: Jacob Bell, P.E. Walker Partners, LLC
Telephone Number: 254-714-1402
Mailing Address: 823 Washington Ave. Ste. 100 Waco, TX 76701
Email Address: jbell@walkerpartners.com
Signature of Applicant/Representative: 
Date: 5/3/2019

Geo ID:
 Situs: S OLD TEMPLE RD HEWITT, TX
 Address: 76643
 Property Type: Real
 State Code: D1

Legal Description: O'CAMPO C A-32 Acres 6.5
Abstract: 0032.00S36
Neighborhood: REGION 3 M - R VACANT - 2
Appraised Value: \$1,660.00
Jurisdictions: 36, 62, 86, 00, CAD

Name: NEELY PHILLIP CLARK ETAL
Exemptions:
DBA: Null



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.



APPLICATION REVIEW

Z-2019-5

CASE #: Z-2019-5

NOTICES: 22 mailed; 0 returned

HEARING DATE: June 4, 2019

PROPERTY ADDRESS: 200 Block of Regal.

LEGAL DESCRIPTION: Texas Central IND Block 6 Lot 17

APPLICANT: Navin Sharma

MAILING ADDRESS: 2621 Concho Bend Dr. Waco, Texas 76712

ZONING:

The applicant has requested a land use and zone change from **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.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

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

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 R-1-G zoning district.
- 3) The property meets all the size and width requirements for R-1-G zoning.
- 4) The property is located on Old Temple Rd.

ENGINEERING DATA

Engineering comments will be provided

TRAFFIC DATA

- 1) Description of the adjacent street system:
Road: Regal.
Classification: Minor
Number of Lanes: 2
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 60' Pavement 37'
Required: ROW 60' Pavement 37'
- 3) Curb and Gutter:
Does not apply ____ Needs to be installed ____ Exists X Needs Reconstruction ____
- 4) Drainage facilities are required 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 but will need to be extended.

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 ____ No ____

Fire Department Comments and Recommendations:

Fire hydrants will need to be relocated and an additional hydrant will need to be installed due to the length of the drive.

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: Navin Sharma

Owner: Salome Family Partnership LTD

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: TEXAS CENTRAL IND Block 6 Lot 17 Acres 2.94

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.

TBD 2.94 ACRES - REGAL DRIVE, HEWITT, TX 76643

Zoning Change From C-2 to R-4

Please describe the interest in property:

CONSTRUCTION OF MULTI-FAMILY UNITS (SEE ATTACHED APPENDIX A FOR A DETAILED EXPLANATION).

Existing Building(s) on Property: NONE - VACANT LAND

Total square feet of all Buildings on Property: NOT APPLICABLE

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

Ownership (deed): Doc. #/MCC No.: 2013037615

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): JUNE 4th, 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:

SALOME FAMILY PARTNERSHIP LTD & MELVIN A LIPSITZ JR

Telephone Number:

254-756-4114

Mailing Address:

P.O. Box 509

Email Address:

tsalome@tomsabmeinvestments.com

Signature of Property Owner:

John K. Salome

Date:

5/15/19

Name of Applicant/Representative:

NAVIN SHARMA

Telephone Number:

254-412-9846

Mailing Address:

2621 CONCHO BEND DRIVE, WACO, TX 76712

Email Address:

navin.sharma@yahoo.co.uk

Signature of Applicant/Representative:

Navin Sharma

Date:

05/14/2019

TOM G. SALOME

P.O. Box 509

Waco, Texas 76703

254-756-4114

Hewitt Planning and Zoning Department:

I, Tom G. Salome, owner of 2.94 acres located on Regal Drive, Hewitt give Navin Sharma of 2621 Concho Bend Drive, Waco TX 76712 my permission to present the request for zoning change to the Planning and Zoning Amendment of the Zoning Ordinance – Hewitt, TX.

THE STATE OF TEXAS

COUNTY OF McLENNAN

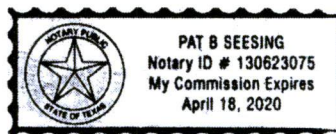
On this, the 14 day of May, 2019, before me a notary public, the undersigned authority, personally appeared Tom G. Salome known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Pat B. Seesing

Notary Public in and for

The State of Texas



Appendix A.

TBD 2.94 ACRES – REGAL DRIVE

Considering the facts below, I would like to propose the zoning change from zone C-2 to zone R-4.

1. This property has been on the market for quite some time as a commercial property, but it has not sold because it is not a good fit for commercial use.
2. Being at a considerable distance from Hewitt Drive, this property will not serve as a good commercial lot.
3. This property is already surrounded by several multi-family units, making it more suitable for multi-family use.

With the continuing rapid growth in the city of Hewitt, a residential plan for this property will help the city's growing population to have access to affordable housing, great schools, and at the same time fulfill their families' needs.

Thank you for your consideration.

NAVIN SHARMA

SIGNATURE: Navin Sharma



DATE: 05/15/2019 05:05 PM
GMT

Property Identification #: 346903	Property Information: 2019	Owner Identification #: 426623
Geo ID: Situs Address: REGAL DR HEWITT, TX 76643 Property Type: Real State Code: C2	Legal Description: TEXAS CENTRAL IND Block 6 Lot 17 Acres 2.94 Abstract: 2660.00S36 Neighborhood: Hewitt Hewitt City Appraised Value: \$398,780.00 Jurisdictions: 36, 62, 86, 00, CAD	Name: SALOME FAMILY PARTNERSHIP LTD & MELVIN A LIPSITZ JR 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.