

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

John Baker

Michael Lee Hix

Bobby Drake

Paul Lasater

Jonathan Denton Dulus

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.



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, March 3, 2020 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 January 7, 2020 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, action if any: The Final Plat of The Garden Homes of Warren Park Addition.
4. **Public Hearing:** Consider a request of Brandt Dozier with Jacobs Engineering C/O AT&T for approval of a special permit request to place a telecommunication tower in an Industrial zoning district located at 400 Barbara Jean.
5. Discussion and possible action: Consider a request of Brandt Dozier with Jacobs Engineering C/O AT&T for approval of a special permit request to place a telecommunication tower in an Industrial zoning district located at 400 Barbara Jean.
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 February 28, 2020.

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

January 7, 2020 – 6:00PM

Members Present: John Baker, Bobby Drake, Jonathan Dulus, Michael Hix, Paul Lasater, Bobby Wolske

Members Absent: Chairman Walt Peterson

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

- 1. Call of Planning & Zoning Commission Meeting to Order.** *Acting Chairman John Baker called the meeting to order at 6:00pm.*
- 2. Consider approval of minutes for the November 5, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by Bobby Wolske, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
- 3. Public Hearing:**
 - a) Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** *Public Hearing for Part A opened at 6:03PM. Speaking in favor: David Hodson, residing at 508C Sun Valley Blvd, Hewitt, TX. Mr. Hodson is the owner of the property and also resides at the residence. He is wanting to build a new dwelling on the property to use for an Air B&B, as well as have for his family to use when they come to visit out of town. Due to the property already having three separate dwellings, adding another dwelling is needing a zoning change to fall more in line with a motel/hotel. No one speaking against, Part A public hearing closed 6:09PM.*
 - b) Consider a request of David Hodson to change the zoning 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from R-1 Single Family Residential to C-1 Restricted Commercial District. (Note: The Comprehensive Future Land Use Map change request is required since the zoning request does not follow the current City Comprehensive Future Land Use Map.)** *Public Hearing for Part*

B opened at 6:09PM. Speaking in favor: David Hodson, residing at 508C Sun Valley, Hewitt, TX. Mr. Hodson reiterated what he said before about using property as an Air B&B and for his family when they are in town. No one speaking against, Part B public hearing closed at 6:11PM.

- 4. Discussion and possible action: Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** *Question from Paul Lasater regarding if this property was re-zoned to commercial, and it was sold down the line, what could go in this place. Tracy Lankford, Community Development Director, said that if this is approved for a C-1 zoning change, and it was ever re-sold, anything that fits in the C-1 zoning would be allowed here. Paul Lasater asked a question regarding how taxes worked, and if there are any rules in place that the renters know prior to reserving. David Hodson answered that when someone books via Air B&B, they have to read and agree to all rules that are in place such as no parties, no smoking, etc. The money is paid to Air B&B and they distribute the money to Mr. Hodson, and also the City for their portion of the Hotel/Motel Tax. A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.*
- 5. Discussion and possible action: Consider a request of David Hodson to change the zoning of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1 from R-1 Single Family Residential to C-1 Restricted Commercial District.** *A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.*
- 6. Adjourn.** *A motion was made by Michael Hix, seconded by Jonathan Dulus, to adjourn the meeting at 6:22PM. All six in favor, motion passed.*

John Baker, Acting Chairman

Date Approved

Brittney Cantu, 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

Legal Description of Property: Called 6.5 acres located in the O'Campo Survey

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.

1/2 850' South along Old Temple Rd from the intersection of
Old Temple Road & Spring Valley Rd.

Number of Lots: 27/2 Parcels Number of Acres: 6.500 Flood Zone: X

Zoning Classification: R-1-b Proposed Zoning Use: Single Family

Are variances being requested? If yes, please explain.

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

Ownership (deed): Doc. #/MCC No.: 2019029285

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 03/03/2020

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:

WRE Development Group

Telephone Number:

254-751-7985

Mailing Address:

1620-F Wist Loop 340 76712

Email Address:

pneely@aag.net

Signature of Property Owner:

DocuSigned by:

Phillip C. Nuly

347AF0F458B34C8...

Date:

1/24/2020

Name of Applicant/Representative:

Walker Partners, LLC - Korey Smith

Telephone Number:

254-714-1402

Mailing Address:

823 Washington Ave. Ste. 100 Waco, Tx 76701

Email Address:

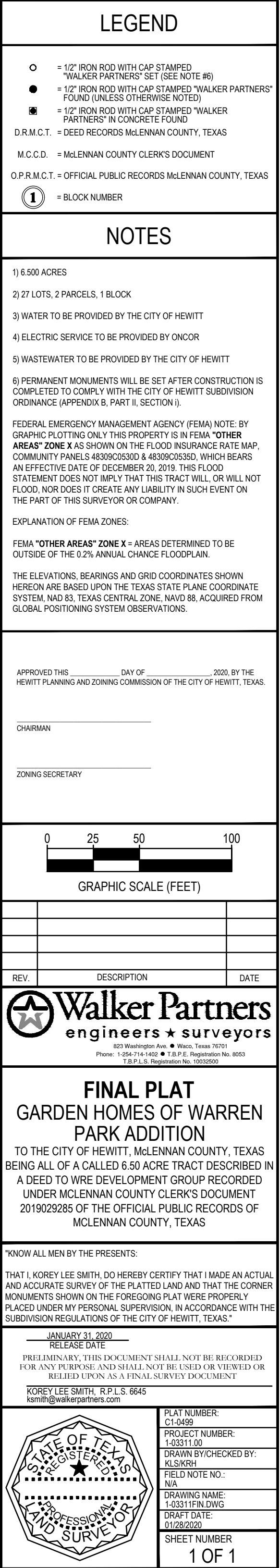
ksmith@walkerpartners.com

Signature of Applicant/Representative:

Kory L Smith

Date:

01/20/2020



HEWITT TEXAS

ZONING AND SPECIAL PERMIT APPLICATION

Case: _____ Applicant: Jacobs Eng C/O AT&T Date: 01/09/2020

Property Address: 400 Barbara Jean, Hewitt, TX 76643

Legal Description: (Submit certified field notes, if not subdivided with lot and block description)

Lot(s): 12 Block: 6 Addition: Wiethorn Addition

Ownership (Deed): Doc. #/MCC #. JLA Rentals Inc.

Existing Property Use: Fenced Yard Storage Proposed Property Use: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Special Permit: _____ Proposed Special Permit: _____

Site Plan. All applications for special permits must be accompanied by development plans that includes a site plan, parking layout, existing and proposed utilities, topographic map, building plans, and other information about surrounding property developments as required by Part 4 of the Zoning Ordinance.

Please provide the proposed meeting date for this application to be considered (see Meeting Schedule): March 3, 2020

The 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 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 no later than 5:00 PM 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.

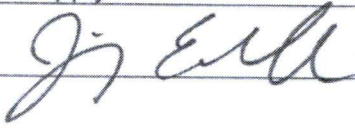
I understand that in the event the undersigned is not present or represented at the public hearing, the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning & Zoning Commission 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 & 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: Jimmy Eubank Phone No: (254) 379-7339

Mailing Address: 400 Barbara Jean City: Hewitt State: TX

Email Address: jeubank@irrigationsupplyinc.com

Signature of Property Owner:  Date: 1/9/2020

Name of Applicant/Representative: Brandt Dozier Phone No: (832) 729-8200

Mailing Address: 3819 Knollcrest Drive City: Montgomery State: TX

Email Address: brandt.dozier@jacobs.com

Signature of Applicant/Representative: Brandt S. Dozier Date: 1.15.2020

Digitally signed by Brandt S. Dozier
DN: cn=Brandt S. Dozier, o=US, ou=Jacobs, ou=ATS, email=brandt.dozier@jacobs.com
Date: 2020.01.09 09:55:03 -0500

To: City of Hewitt
Planning & Zoning

From: JLA Rentals, Inc.

Jimmy Eubank

400 Barabara Jean Hewitt, TX 76643

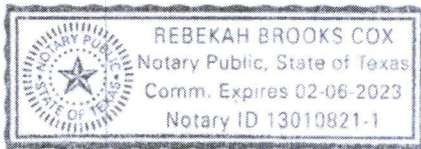
To who it may concern,

I, Jimmy Eubank, am authorizing Brandt Dozier to act on my behalf for any and all representation for project Cell Tower application, located at 400 Barbara Jean, Lot 12, Block 6, in the Wiethorn Addition, in Hewitt, TX. Should any questions arise, please contact me at 254-666-7667.

Thank you,

Jimmy Eubank

Jimmy Eubank
1/10/2020



BCD 1-10-2020



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 02/19/2020
Reference Number: 1084440

Adam Miles
City of Hewitt Planning & Community Development
103 North Hewitt Drive, Suite E
Hewitt, TX 76643

TRACY
FYI
Bo

The following new Section 106 filing has been submitted:

FILE NUMBER: 0008977043
TCNS Number: 197125
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 02/18/2020

Applicant: AT&T Mobility, LLC
Consultant: Environmental Corporation of America
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Barbara Jean
Site Address: 400 Barbara Jean Drive
Detailed Description of Project:
Site Coordinates: 31-28-21.7 N, 097-11-49.1 W
City: Hewitt
County: MCLENNAN
State: TX
Lead SHPO/THPO: Texas Historical Commission

Consultant Contact Information:
Name: Dina Bazzill
Title: MA, RPA - Principal Investigator
PO Box:
Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GA
Zip: 30004
Phone: (770) 667-2040
Fax:
Email: dina.bazzill@eca-usa.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



SITE NAME:	DXL06177
SITE NUMBER:	DXL06177
STRUCTURE TYPE:	MONOPOLE TOWER
FA CODE:	14698069

2019 NSB PTN: 3021A0HYBR

AT&T MOBILITY
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

JACOBS™

8600 W BRYN MAWR
CHICAGO, IL 60631
Tel: (773) 380-3800 Fax: (773) 693-0850

DXL06177

SITE NUMBER:
DXL06177

SITE ADDRESS:
400 BARBARA JEAN
HEWITT, TX 76643
MCLENNAN COUNTY



19315 FM 2252, STE. 301 PH: (210) 542-5911
GARDEN RIDGE, TX 78266 F-13646

DRAWN BY:	JS
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APPROVED BY:	TH
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DATE DRAWN:	05/24/19
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	REVISION
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NO	DESCRIPTION
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A	ISSUED FOR REVIEW	JS	05/24/19
0	ISSUED FOR CONSTRUCTION	AA	8/28/19

SHEET TITLE:			

SHEET TITLE: _____

COVER SHEET

SHEET NUMBER:

SHEET NUMBER:
T10

11.0

NOTE: DRAWING SCALES ARE FOR 22"X34" SHEETS UNLESS OTHERWISE NOTED.

- INTERNATIONAL BUILDING CODE, 2012 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- NATIONAL ELECTRICAL CODE, 2008 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL MECHANICAL CODE, 2012 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION AS ADOPTED BY LOCAL JURISDICTION



ARCHITECT/ENGINEER:
LEVEL 5 CONSULTING ENGINEERS
19315 FM 2252, SUITE 301
GARDEN RIDGE, TX 78266
CONTACT: TONY HUEBEL
PHONE: 210-542-5911

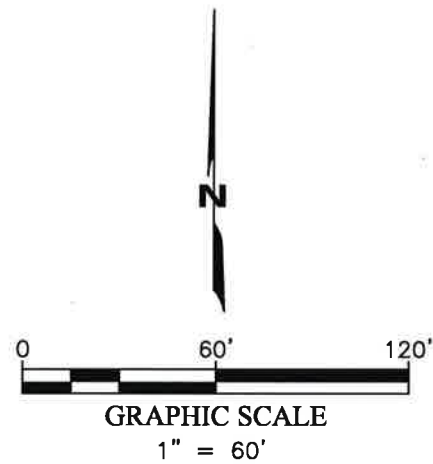
FIBER COMPANY:

POWER COMPANY:

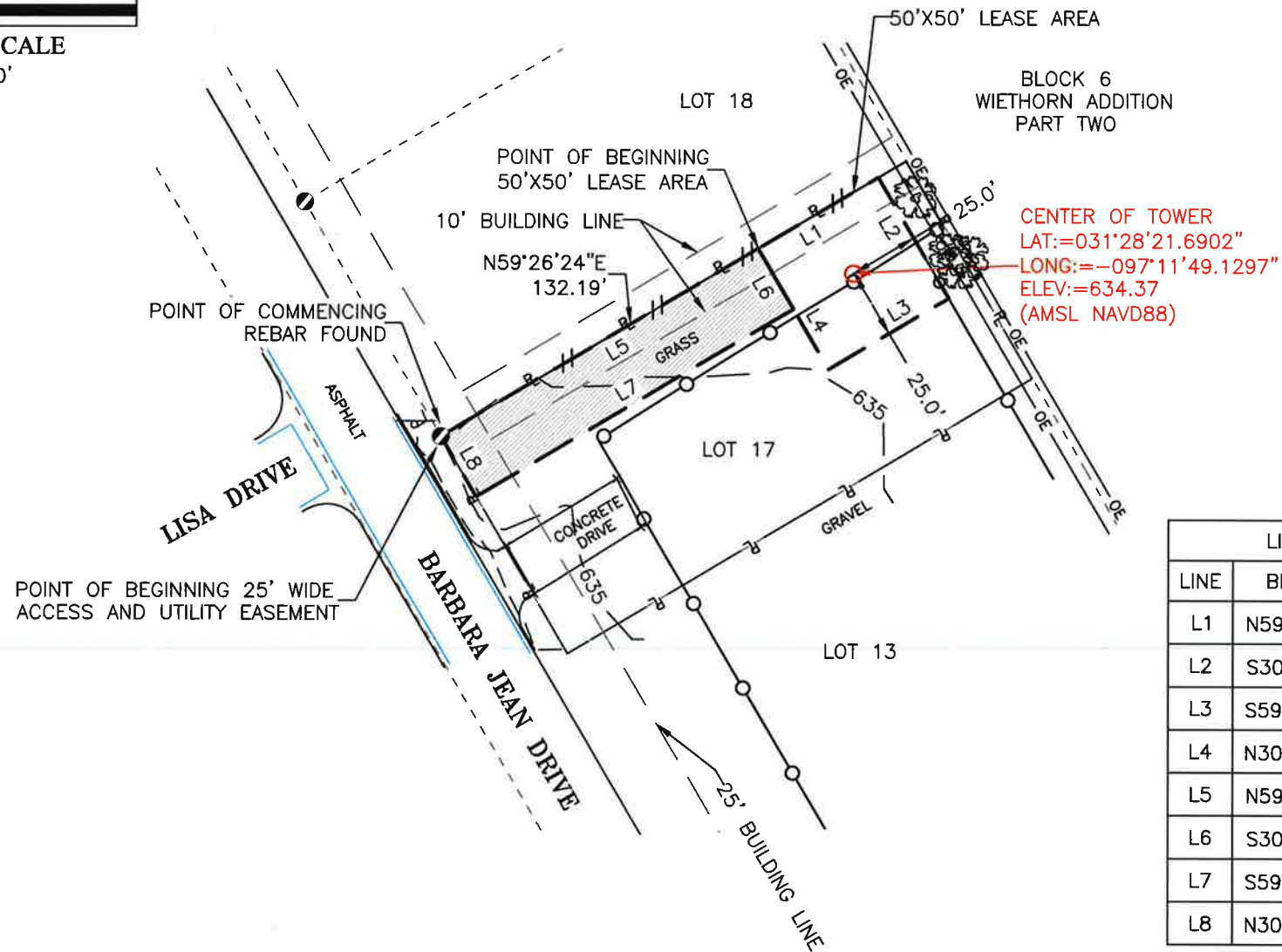
SITE ACCESS PROCEDURES



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE
1" = 60'



CENTER OF TOWER
LAT:=031°28'21.6902"
LONG:=-097°11'49.1297"
ELEV:=634.37
(AMSL NAVD88)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°26'24"E	50.00'
L2	S30°35'21"E	50.00'
L3	S59°26'24"W	50.00'
L4	N30°35'21"W	50.00'
L5	N59°26'24"E	132.19'
L6	S30°35'21"E	25.00'
L7	S59°26'24"W	132.21'
L8	N30°32'36"W	25.00'

CALLLED LOT 17, BLOCK 6
WIETHORN ADDITION, PART TWO
VOL.327, PG. 724
OFFICIAL PUBLIC RECORDS, MCLENNAN
COUNTY, TEXAS

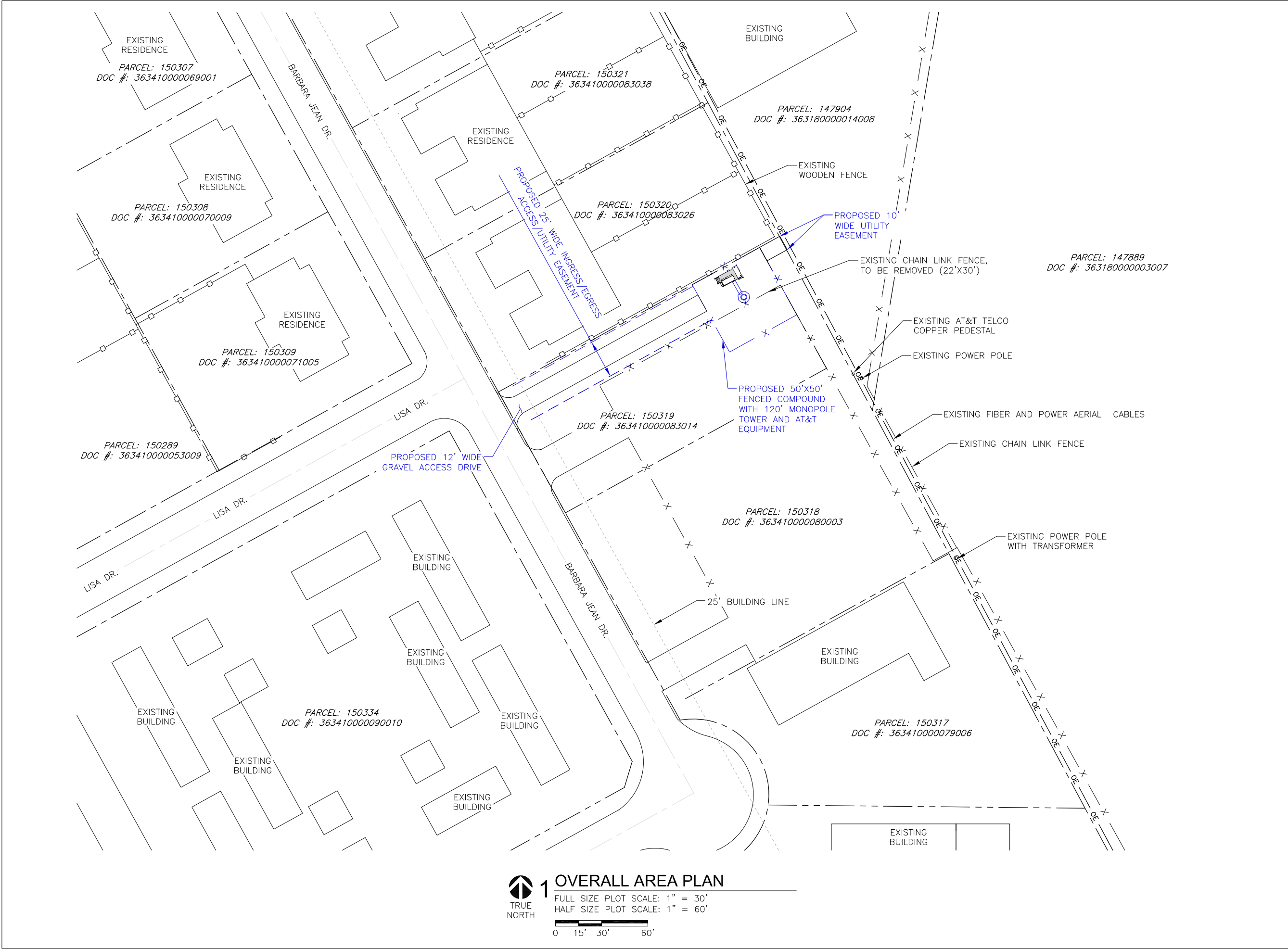
CARLOS O'CAMPO GRANT SURVEY,
ABSTRACT NO. 32



Lindy E. Glenn
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5214
STATE OF TEXAS

REV	DATE	DESCRIPTION	BY

SITE NUMBER:	DXL06177
SITE ADDRESS	400 BARBARA JEAN HEWITT, TEXAS
SHEET NAME	SITE EXHIBIT AND DESCRIPTION
SHEET NUMBER	1 OF 2



PREPARED FOR:



AT&T MOBILITY
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

CONSULTANT:



8600 W BRYN MAWR
CHICAGO, IL 60631
Tel: (773) 380-3800 Fax: (773) 693-0850

SITE NAME:

DXL06177

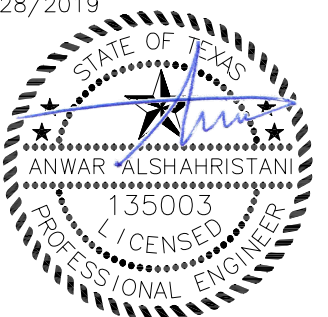
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DXL06177

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400 BARBARA JEAN
HEWITT, TX 76643
MCLENNAN COUNTY

8/28/2019



STATE OF TEXAS
ANWAR ALSHAHRISTANI
135003
LICENSED PROFESSIONAL ENGINEER



19315 FM 2252, STE. 301
GARDEN RIDGE, TX 78266
PH: (210) 542-5911
F-13646

DRAWN BY:	JS
APPROVED BY:	TH
DATE DRAWN:	05/24/19

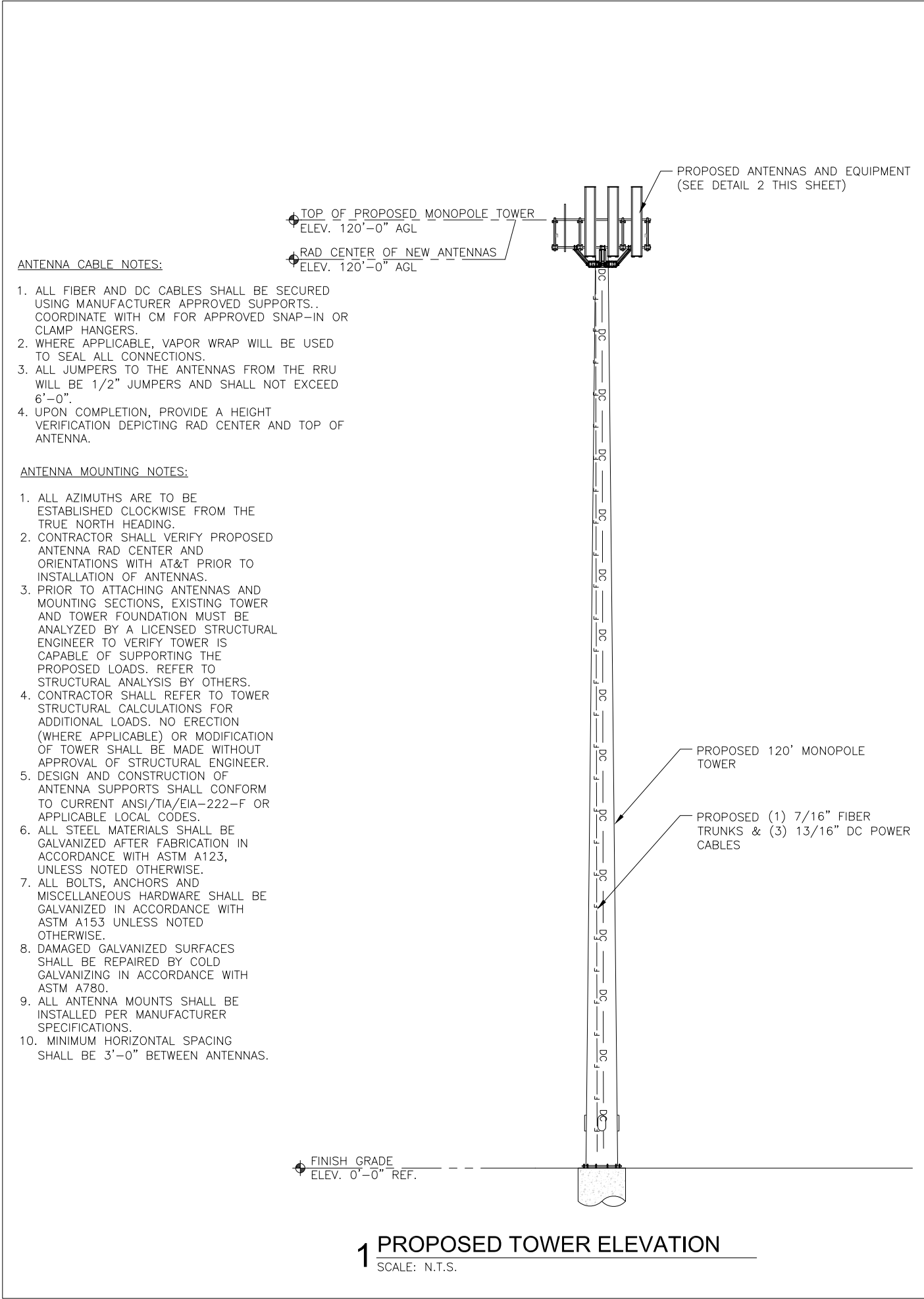
REVISION			
NO	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	JS	05/24/19
0	ISSUED FOR CONSTRUCTION	AA	8/28/19

SHEET TITLE:

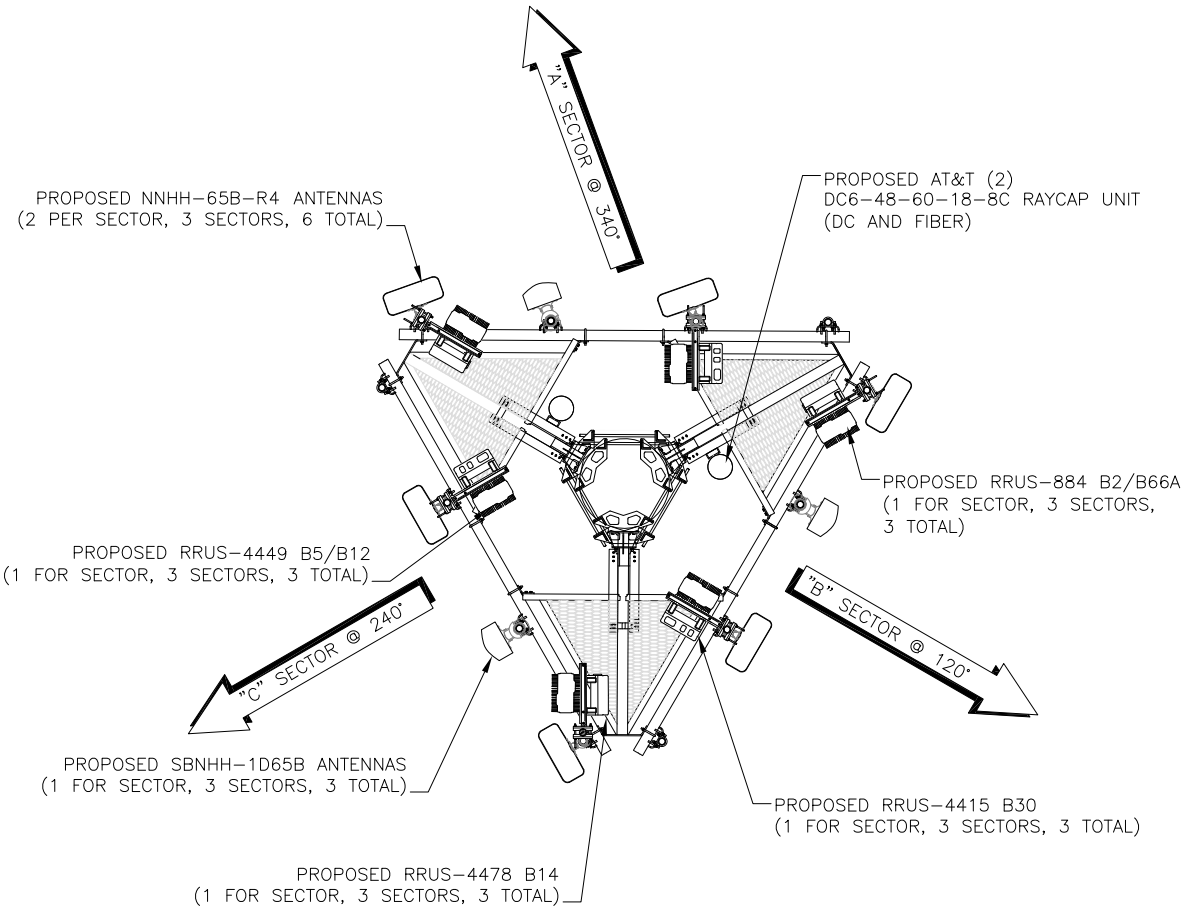
OVERALL AREA PLAN

SHEET NUMBER:

A0.0



COLLOCATION NOTE:
STRUCTURAL ANALYSIS PERFORMED BY MANUFACTURER. CONTRACTOR TO THOROUGHLY REVIEW AND ADHERE TO THE STRUCTURAL ANALYSIS FOR STRUCTURAL INFORMATION INCLUDING BUT NOT LIMITED TO MOUNTING TYPES, ANTENNA DETAILS AND HEIGHTS, CABLE ROUTING, ETC. ANY DISCREPANCY BETWEEN THE DRAWINGS AND STRUCTURAL ANALYSIS, AND/OR TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.



PREPARED FOR:



AT&T MOBILITY
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FARMERS BRANCH, TX 75234

CONSULTANT:



8600 W BRYN MAWR
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APPROVED BY:	TH		
DATE DRAWN:	05/24/19		
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0	ISSUED FOR CONSTRUCTION	AA	8/28/19

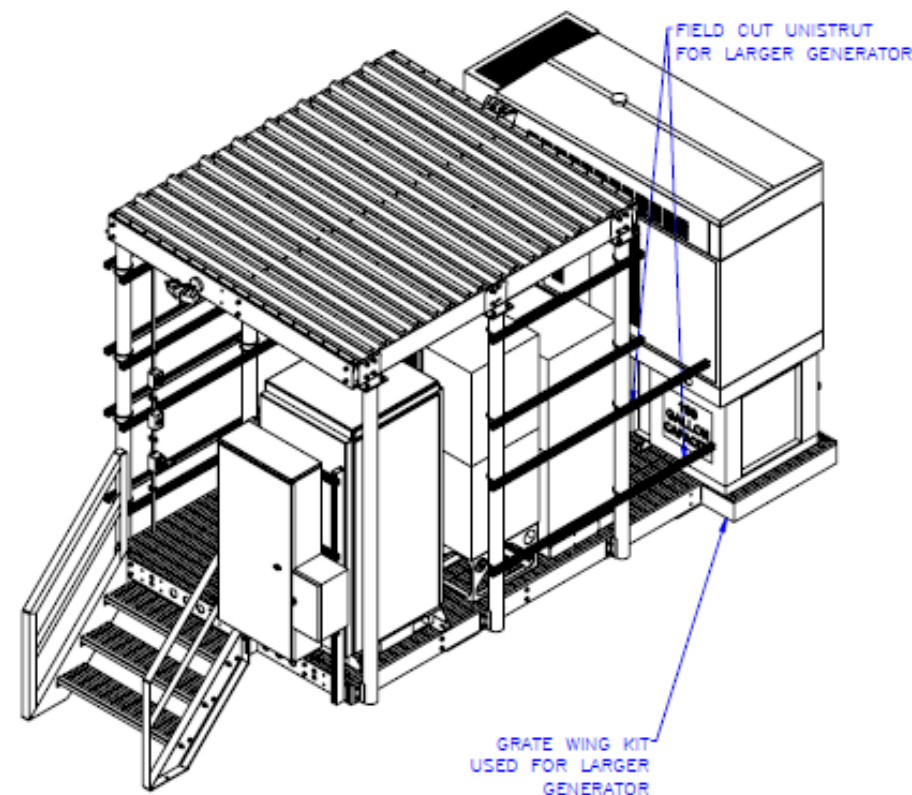
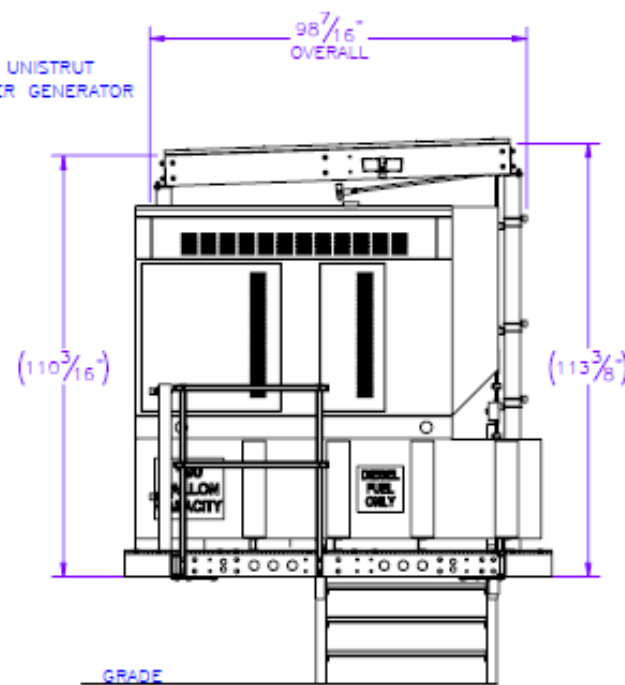
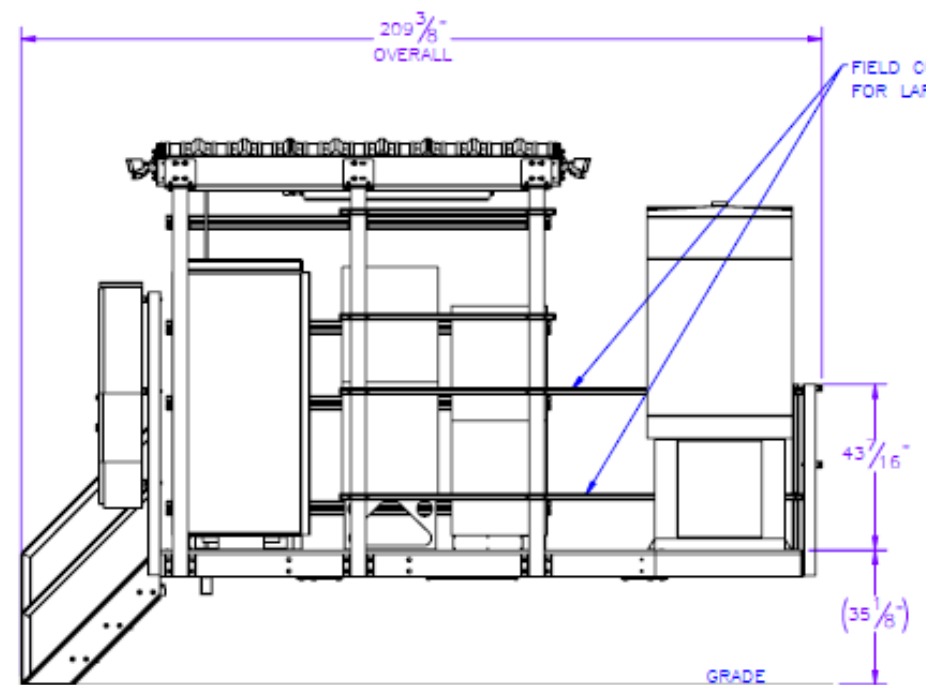
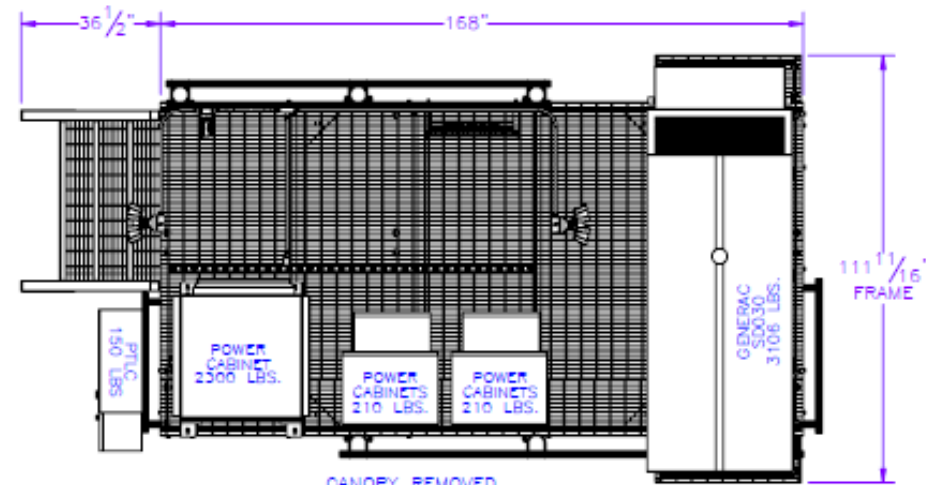
SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:
A2.0

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ELECTRO MECHANICAL INDUSTRIES, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF ELECTRO MECHANICAL IND., IS PROHIBITED.

PERMIT

REFERENCE ONLY



SURFACE FINISH	✓	SEE PARTS LIST	SEE PARTS LIST	APPROVALS	DATE	01.22.2019
MATERIAL	SEE PARTS LIST	SEE PARTS LIST	SEE PARTS LIST	DRAWN	RLWJ	CHECKED
THIRD ANGLE PROJECTION	✓	SEE PARTS LIST	SEE PARTS LIST	ENGINEER/DRAWN		PRODUCTION
NEXT ASSY	USED ON	APPLICATIONS	BURNED	SCALE	1:40	WEIGHT: 2542.4 lbs.

PREPARED FOR:



AT&T MOBILITY
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

CONSULTANT:



8600 W BRYN MAWR
CHICAGO, IL 60631
Tel: (773) 380-3800 Fax: (773) 693-0850

SITE NAME:

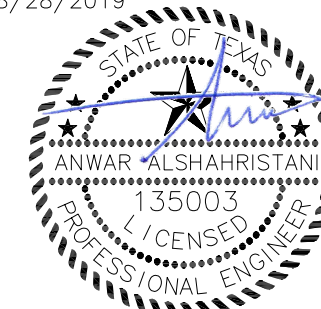
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MCLENNAN COUNTY

8/28/2019



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GARDEN RIDGE, TX 78266 F-13646

DRAWN BY: JS
APPROVED BY: TH
DATE DRAWN: 05/24/19

NO	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	JS	05/24/19
O	ISSUED FOR CONSTRUCTION	AA	8/28/19

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

A3.4