

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, August 4, 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 March 3, 2020 Planning and Zoning Commission regular meeting.
3. **Public Hearing:**
 - a. Consider a request of Michael Petrini to rezone property located at 637 Sun Valley Blvd from M-H Manufactured Home to B-P Business Park.
 - b. Consider a request of Jimmy P James to rezone property at 701 Hewitt Drive from C-1 Restricted Commercial to C-2 General Commercial.
4. Discussion and possible action:
 - a. Consider a request of Michael Petrini to rezone property located at 637 Sun Valley Blvd from M-H Manufactured Home to B-P Business Park.
 - b. Consider a request of Jimmy P James to rezone property at 701 Hewitt Drive from C-1 Restricted Commercial to C-2 General Commercial.
5. Adjourn.

In accordance with social distancing guidelines, the Board of Adjustment meeting will not be open to the public.

There will be an opportunity for the public to submit written comments on items listed on the agenda. Complete a Public Comment form available online and submit via email to the City Secretary. Comments must be received no later than noon on the date of the meeting.

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 July 31, 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

March 3, 2020 – 6:00PM

Members Present: Chairman Walt Peterson, John Baker, Bobby Drake, Michael Hix, Paul Lasater, Bobby Wolske

Members Absent: Jonathan Dulus

Staff Present: Tracy Lankford, Community Development Director
Miles Whitney, City Engineer
Brittney Cantu, Zoning Secretary

1. **Call Planning and Zoning Commission Meeting to order.** *Chairman Walt Peterson called the meeting to order at 6:00PM.*
2. **Consider approval of minutes for the January 7, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Mike Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
3. **Discussion, consideration, action if any: The Final Plat of The Garden Homes of Warren Park Addition.** *Miles Whitney, City Engineer, addressed the commission stating that all issues from previous plats have been addressed, and that he recommends approval. Motion made by John Baker, seconded by Paul Lasater, to approve the Final Plat of The Garden Homes of Warren Park. All six in favor, motion passed.*
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.** *Public Hearing opened at 6:03PM. Speaking in favor: Brandt Dozier with Jacobs Engineering, C/O AT&T. Mr. Dozier is the engineer of this project, and states that this tower will be a 120' monopole erected in the back corner of the property where equipment is stored. This tower is considered a "fill in" tower, meaning there have been many complaints*

within a one-mile to three-mile radius of project location about signal strength and overall coverage of AT&T by its users. This tower will solve issues for these customers. The expected timeline is a year to year and a half to get all of the permits required to build. The actual erect time will be approximately three weeks. No one speaking against, Public Hearing closed at 6:10PM.

- 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. Tracy Lankford and Miles Whitney asked if they would recommend approval of project, both state they recommend approval. A motion was made by John Baker, seconded by Paul Lasater, to recommend approval. All six in favor, motion to go before City Council March 16, 2020.
- 6. Adjourn.** A motion was made by John Baker, seconded by Michael Hix, to adjourn the meeting at 6:16PM. All six in favor, motion passed.

Walt Peterson, Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

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:

Hewitt Mobile Home Block A Lot 15

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.

property ID 147939
between 633 & 639 Sun Valley

Zoning Change From Residential to Commercial

Please describe the interest in property:

I, Michael Petrini, am owner in this property
and I wish to sell it commercially.

Existing Building(s) on Property: (1) 8 Ft x 6 Ft. unattached shed

Total sq. ft. of all buildings on property: 48 sq. Ft. tool shed

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

Ownership (deed): Doc. #/MCC No. 63180

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

As soon as city council is meeting and code restrictions
are lifted.

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: Michael Petrin Phone No. (682) 309-4284
Mailing Address: 228 29th Ave N.E. City: Grand Falls State: MT 59404
Email Address: MPETRINI1969@HOTMAIL.COM
Signature of Property Owner: [Signature] Date: _____

Name of Applicant/Representative _____ Phone No. _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____
Signature of Applicant/Representative: _____ Date: _____



APPLICATION REVIEW

Z-2020-4

CASE #: Z-2020-4

NOTICES: 10 mailed; returned,

HEARING DATE: August 4, 2020

PROPERTY ADDRESS: 637 Sun Valley

LEGAL DESCRIPTION: Lot 15 Block A Hewitt Mobile Home Park Part Two

APPLICANT: Michael Petrini

MAILING ADDRESS: 228 29th Ave. N. E. Great Falls, MT

Comprehensive Plan Future Land Use Plan Staff Review

The City of Hewitt adopted “Comprehensive Plan 2022” A Comprehensive Plan for the City of Hewitt, Texas, under Ordinance No. 2003-04-21 on April 21, 2003. When a zoning change is received, the City evaluates it to determine whether it is consistent with the Comprehensive Plan. This evaluation will be based on the goals and objectives and policies of the plan, as well as the land use categories depicted on the Future Land Use Map. A zoning change proposal has been submitted by the applicant that is not consistent with the Comprehensive Plan. The City may consider to uphold the current land use category or a change in the plan’s Future Land Use Map.

LAND USE DESIGNATION REQUEST: GENERAL COMMERCIAL and INDUSTRIAL to RESIDENTIAL

The applicant is not requesting a land use designation change.

ZONING:

The applicant requests a zone change from **MH Manufactured Home District to BP Business Park District.**

SUMMARY DESCRIPTION OF USES IN BP: The purpose of the BP Business Park District is to provide a unique zone incorporating commercial and industrial uses into one district with quality architectural and landscape design development standards. The BP Business Park District differs from other districts by allowing a mixture of compatible commercial and industrial land uses with limitation of associated outside uses.

PLANNING & COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of commercial mixed with residential uses. The majority of the surrounding properties are residential and commercial based. This property borders on residential use to the west and commercial uses to the north and east.

STAFF RECOMMENDATION

ZONING:

Planning Services recommends **approval** of this request to change the zoning from **MH to BP** 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 BP zoning district.
- 3) The property meets all the size and width requirements for BP zoning.
- 4) The property is located along Sun Valley Boulevard and is currently vacant.

TRAFFIC DATA

1. Description of the adjacent street system:

Road	Classification	# of Lanes	Avg. Daily Traffic
Sun Valley	Arterial	5	data not available

Estimated increase in traffic on adjacent streets at full build out:

Immediate: none Future: none

3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: no
 - 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 65'
Required: ROW 100' Pavement 65'
3. Curb and Gutter:
Does not apply Needs to be installed Exists X 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.
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?: (Y) Yes (N) No

Fire Department Comments and Recommendations:

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required N (Y) Yes (N) No

Date of Inspection: None

Community Development

Comments

POLICE DEPARTMENT REVIEW

Comments None

PROPERTY OWNERS LIST

Applicant: Michael Petrini

Owner: Michael Petrini

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

2.3101 Acres - Royalton Block 1, Lot 1 (MCAD 149352)

Legal Description of Property: 1.33 Acres - Abst. # 0153 Survey BBB & CRY (MCAD 139990)

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.

701 N. Hewitt Drive, Hewitt, Texas (Northwest Corner of N. Hewitt Drive & Panther Way)

Zoning Change From C-1 to C-2

Please describe the interest in property:

The property rights are the fee simple interest

Existing Building(s) on Property: Branch bank with drive-thru lanes

Total square feet of all Buildings on Property: 5,895 square feet

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

Ownership (deed): Doc. #/MCC No.: 1726/731 AND 1779/571

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): August 4, 2020

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: National Bank of Gatesville
Telephone Number: 254-404-6005
Mailing Address: 905 E. Main Street, Gatesville, TX 76528
Email Address: Ken.Poston@Nationalunited.com
Signature of Property Owner: _____
Date: _____

Name of Applicant/Representative: Jimmy Pat James and David L. Johnsen
Telephone Number: 972-490-4554
Mailing Address: 101 W. Renner Road, Suite 100, Richardson, TX 75082
Email Address: jimmypjames@cs.com DLJMAI@GMAIL.COM
Signature of Applicant/Representative:  
Date: 7-1-2020

City of Hewitt
Planning and Community Development Department
103 N. Hewitt Drive
P.O. Box 219
Hewitt, Texas 76643

Re: Proposed Rezoning
701 N. Hewitt Drive
Hewitt, McClellan County, Texas
Identification:
Parcel (1) MCAD ID 149352 Royalton Block 1 Lot 1 2.3101 Acres
Parcel (2) MCAD ID 139990 BBB & CRY 1.33 Acres

To whom it may concern:

The above referenced parcels (Property) are owned by National Bank of Gatesville (Owner). The Property is currently under contract for sale to J2 Real Property Group, LLC and/or assigns (Buyer/Applicant). The Buyer/Applicant intends to apply for a rezoning of the property from C-1 to C-2 to allow for restaurant with drive-thru use.

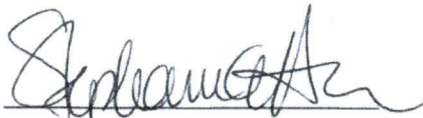
This notarized letter authorizes J2 Real Property Group, LLC and/or assigns to present the rezoning request to the City of Hewitt Planning and Zoning Commission to allow for restaurant with drive-thru use on the Property currently owned by National Bank of Gatesville.

Sincerely,

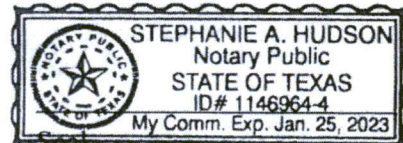


Duly Authorized Representative of National Bank of Gatesville
905 E. Main Street
Gatesville, Texas 76528

This Affidavit was acknowledged before me on June 30 by Ken Poston



Notary Public's Signature



APPLICATION REVIEW

Z-2020-5

CASE #: Z-2020-5

NOTICES: 15 mailed; returned,

HEARING DATE: August 4, 2020

PROPERTY ADDRESS: 701 N. Hewitt Dr.

LEGAL DESCRIPTION: Lot 1 Block 1 Royalton Addition and adjacent MCAD property ID 139990

APPLICANT: Jimmy P James

MAILING ADDRESS: 101 W. Renner Rd, Suite 100, Richardson, TX

Comprehensive Plan Future Land Use Plan Staff Review

The City of Hewitt adopted “Comprehensive Plan 2022” A Comprehensive Plan for the City of Hewitt, Texas, under Ordinance No. 2003-04-21 on April 21, 2003. When a zoning change is received, the City evaluates it to determine whether it is consistent with the Comprehensive Plan. This evaluation will be based on the goals and objectives and policies of the plan, as well as the land use categories depicted on the Future Land Use Map. A zoning change proposal has been submitted by the applicant that is not consistent with the Comprehensive Plan. The City may consider to uphold the current land use category or a change in the plan’s Future Land Use Map.

LAND USE DESIGNATION REQUEST: GENERAL COMMERCIAL and INDUSTRIAL to RESIDENTIAL

The applicant is not requesting a land use designation change.

ZONING:

The applicant requests a zone change from **C-1 Restricted Commercial** to **C-2 General Commercial**

SUMMARY DESCRIPTION OF USES IN C-1: The purpose of 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.

PLANNING & COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of commercial uses. The majority of the surrounding properties are commercial based. This property borders on residential use to the west and commercial uses to the north, south and east.

STAFF RECOMMENDATION

ZONING:

Planning Services recommends **approval** of this request to change the zoning from **C-1 to C-2** 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 Hewitt Dr. and is currently being used as a bank.

TRAFFIC DATA

1. Description of the adjacent street system:

Road	Classification	# of Lanes	Avg. Daily Traffic
Sun Valley	Arterial	5	data not available

Estimated increase in traffic on adjacent streets at full build out:

Immediate: none

Future: none

3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: no
 - 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 125' Pavement 90'
Required: ROW 125' Pavement 90'
3. Curb and Gutter:
Does not apply Needs to be installed Exists X 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.
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?: (Y) Yes (N) No

Fire Department Comments and Recommendations:

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required N (Y) Yes (N) No

Date of Inspection: None

Community Development

Comments

POLICE DEPARTMENT REVIEW

Comments None