

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

Travis Bailey

Paul Lasater

Bobby Drake

Vacant Seat

Michael Lee Hix

Vacant Seat

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, December 1, 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 October 6, 2020 Planning and Zoning Commission regular meeting.
3. **Public Hearing:**
 - a. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1C (2.05 acres) from R-1-G Residential Single-Family Garden Home to R-5 Single-Family Attached.
 - b. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1A (1.258 acres), O'Campo CA-32, Tract 1B (2.39 acres), & O'Campo CA-32, Tract 1 (2.27 acres) from R-1 Single Family Residential to R-5 Single-Family Attached.
4. Discussion and possible action:
 - a. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1C (2.05 acres) from R-1-G Residential Single-Family Garden Home to R-5 Single-Family Attached.
 - b. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1A (1.258 acres), O'Campo CA-32, Tract 1B (2.39 acres), & O'Campo CA-32, Tract 1 (2.27 acres) from R-1 Single Family Residential to R-5 Single-Family Attached.
5. Discussion, consideration, action if any: The Final Plat of Midway ISD Elementary Number Seven Addition.
6. Adjourn.

In accordance with social distancing guidelines, the Planning and Zoning 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 November 27, 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.

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

October 6, 2020 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Bobby Drake, Michael Hix, Paul Lasater

Members Absent: All Present

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 August 4, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by Michael Hix, seconded by Paul Lasater, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing:** *Public Hearing is opened at 6:01PM.*
 - a. **Consider a request of Brad Gebhard to change the Comprehensive Future Land Use Map for property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from General Commercial Vacant Land to Multi-Family High Density.** *No one spoke on this as this is just a necessary step to do in order to change the zoning since the Land Use Map does not currently show this zoning to be compliant with Multi-Family zoning.*
 - b. **Consider a request of Brad Gebhard to rezone property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from B-P Business Park to R-4 Multi-Family.** *Speaking in favor: Mark Majors, residing at 9101 Cherry Creek Place, Woodway, Texas. Mr. Majors works for Reid Peevey Real Estate and is representing Mr. Gebhard. They are wanting to build an apartment complex in this area, something similar to what we see with the Icon Hewitt. Raynor Campbell, residing at 325 Elm Grove Circle, McGregor, Texas. Mr. Campbell states that he is supporting this project. Public Hearing closed at 6:05PM.*

4. **Discussion and possible action:**

- a. **Consider a request of Brad Gebhard to change the Comprehensive Future Land Use Map for property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from General Commercial Vacant Land to Multi-Family High Density.** *Travis Bailey asked approximately how many units will be at the proposed apartments, Mr. Majors responded that there will be about 200 units. Walt Peterson asked if the company thinks there will be any issues leasing the apartments since they are close to the interstate. Mr. Majors responded he does not believe there will be any issues with this. A motion was made by Mike Hix, seconded by Bobby Drake, to recommend approval of this request. All five in favor, motion to go before City Council on October 19, 2020.*
 - b. **Consider a request of Brad Gebhard to rezone property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from B-P Business Park to R-4 Multi-Family.** *A motion was made by Paul Lasater, seconded by Travis Bailey, to recommend approval of this request. All five in favor, motion to go before City Council on October 19, 2020.*
 - c. **Discussion, consideration, action if any: The Final Plat of Stoneridge II Addition, Phase 12.** *Miles Whitney, City Engineer, states that both the final plat and construction plans have been reviewed and approved by him and the City. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the Final Plat of Stoneridge II Addition, Phase 12. All five in favor, motion passed.*
5. **Adjourn.** *A motion was made by Michael Hix, seconded by Paul Lasater, to adjourn the meeting at 6:12PM. All five in favor, motion passed, meeting adjourned.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

340091

Legal Description of Property: O'Campo CA-32, Tract 1C (2.05 ac.); O'Campo CA-32, Tract 1A (1.258 ac.);
O'Campo CA-32, Tract 1B (2.39 ac.); O'Campo CA-32, Tract 1 (2.27ac.)

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.

The property is located within the City of Hewitt, Texas with frontage along Spring Valley Road (FM2113)
between Dane Drive and Brenda Drive.

Zoning Change From R-1 & R1-G to R-5 Single-family Attached

Please describe the interest in property:

Neighborworks Waco is proposing a residential subdivision development for the property.

Existing Building(s) on Property: No existing buildings are present

Total square feet of all Buildings on Property: No existing buildings are present

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

Ownership (deed): Doc. #/MCC No.: 2009038756, 2018014847, 2017038749

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): December 1, 2020 (P & Z), December 7, 2020 (City Council)

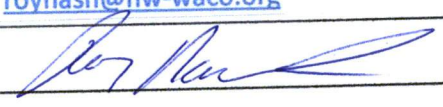
The rezoning application must be completed along with the following information:

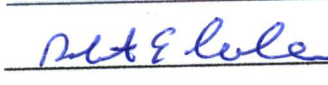
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates 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.

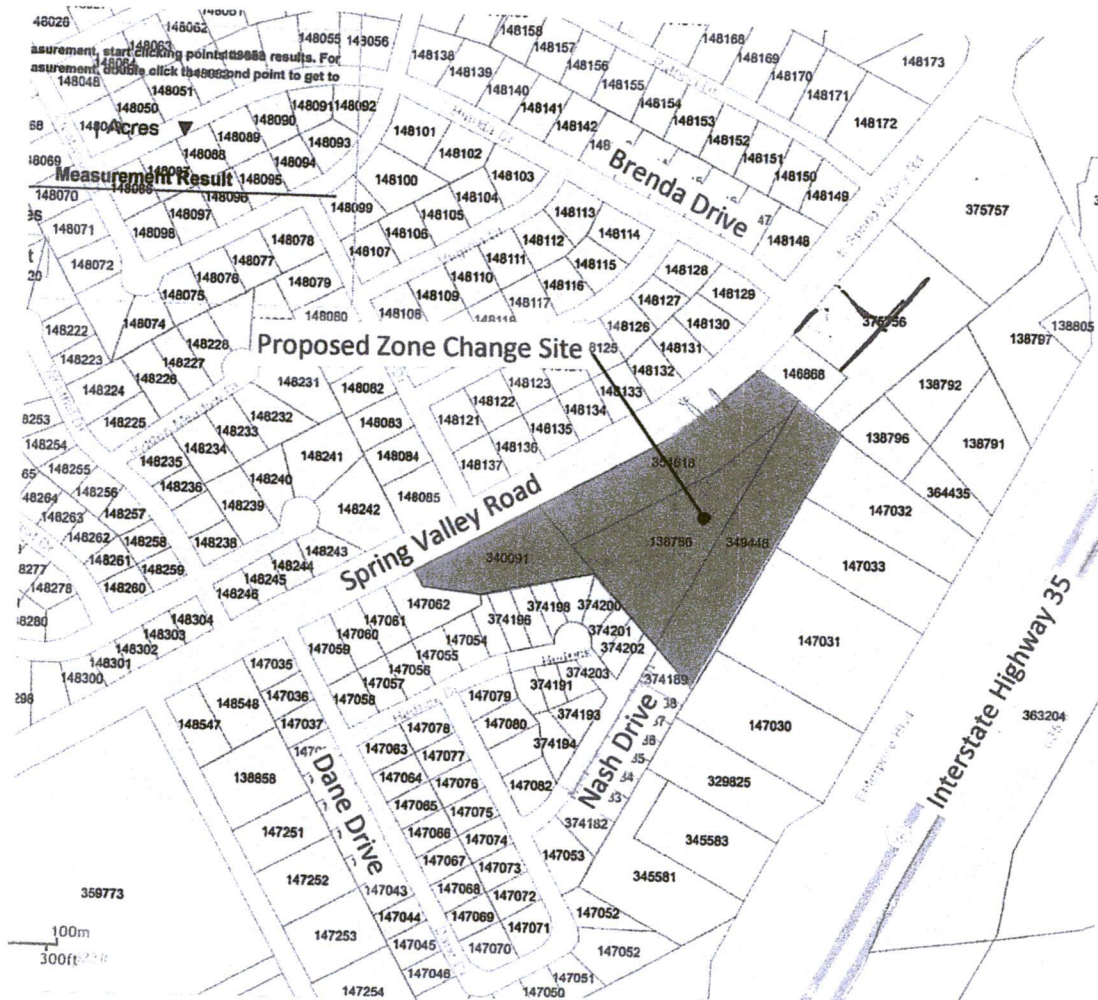
I, understand that in the event the undersigned is not present or represented at the public hearing, the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning 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.

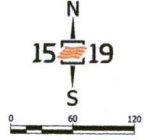
Name of Property Owner: Neighborworks Waco
Telephone Number: 254-752-1647
Mailing Address: 922 Franklin Avenue, Waco, Texas 76701
Email Address: roynash@nw-waco.org
Signature of Property Owner: 
Date: October 29, 2020

Name of Applicant/Representative: Municipal Planning & Development Strategies, LLC
Telephone Number: 254-715-0548
Mailing Address: 479 Kiowa Circle, Robinson, Texas 76706
Email Address: rcervenka63@gmail.com
Signature of Applicant/Representative: 
Date: October 29, 2020

Location Map

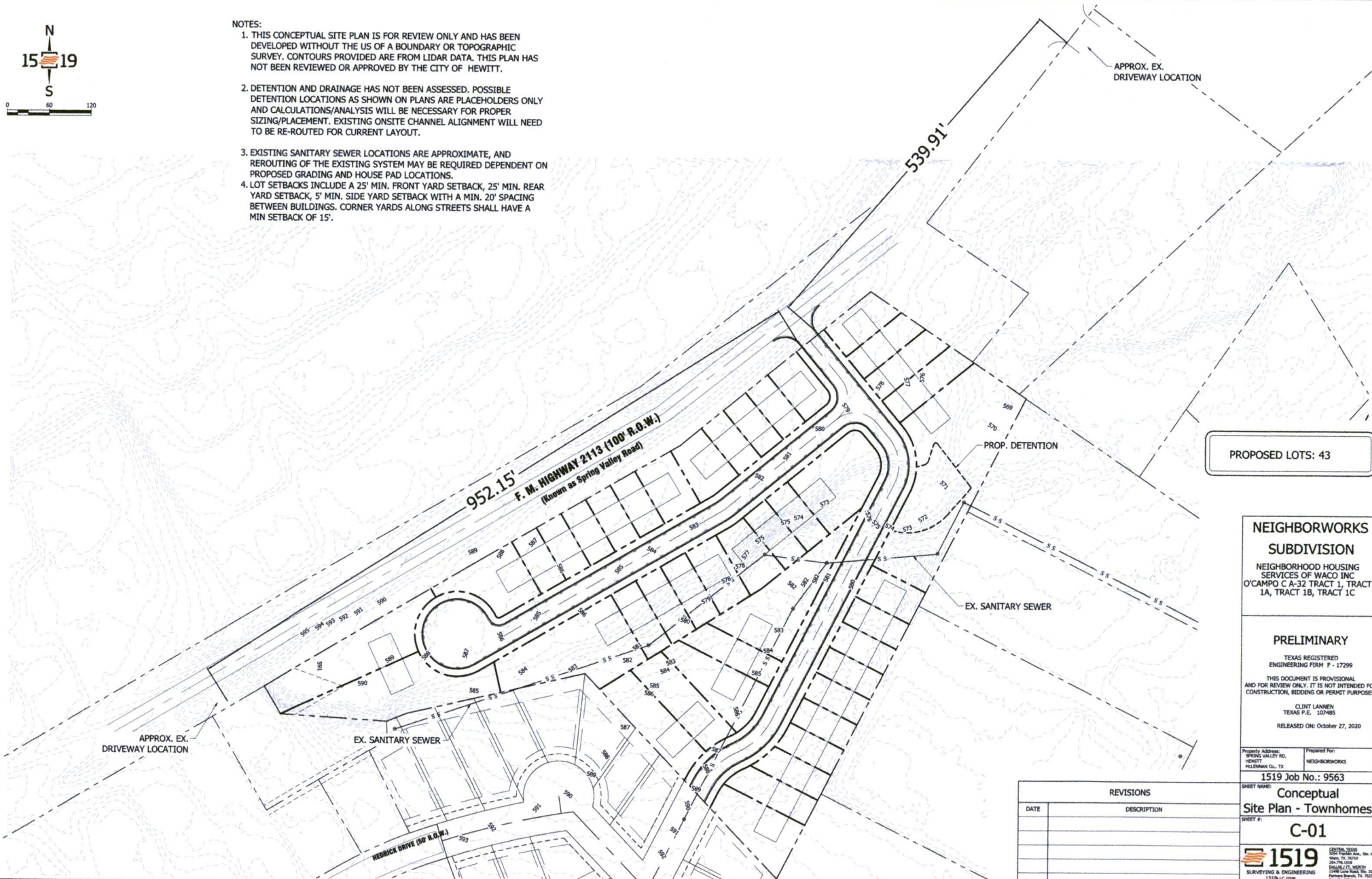


Conceptual Site Plan



NOTES:

1. THIS CONCEPTUAL SITE PLAN IS FOR REVIEW ONLY AND HAS BEEN DEVELOPED WITHOUT THE USE OF A BOUNDARY OR TOPOGRAPHIC SURVEY. CONTOURS PROVIDED ARE FROM LIDAR DATA. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF HEWITT.
2. DETENTION AND DRAINAGE HAS NOT BEEN ASSESSED. POSSIBLE DETENTION LOCATIONS AS SHOWN ON PLANS ARE PLACEHOLDERS ONLY AND CALCULATIONS/ANALYSIS WILL BE NECESSARY FOR PROPER SIZING/PLACEMENT. EXISTING ONSITE CHANNEL ALIGNMENT WILL NEED TO BE RE-ROUTED FOR CURRENT LAYOUT.
3. EXISTING SANITARY SEWER LOCATIONS ARE APPROXIMATE, AND REROUTING OF THE EXISTING SYSTEM MAY BE REQUIRED DEPENDENT ON PROPOSED GRADING AND HOUSE PAD LOCATIONS.
4. LOT SETBACKS INCLUDE A 25' MIN. FRONT YARD SETBACK, 25' MIN. REAR YARD SETBACK, 5' MIN. SIDE YARD SETBACK WITH A MIN. 20' SPACING BETWEEN BUILDINGS. CORNER YARDS ALONG STREETS SHALL HAVE A MIN SETBACK OF 15'.



NEIGHBORWORKS SUBDIVISION

NEIGHBORHOOD HOUSING
SERVICES OF WACO INC
O'CAMPO C A-32 TRACT 1, TRACT
1A, TRACT 1B, TRACT 1C

PRELIMINARY

TEXAS REGISTERED
ENGINEERING FIRM F - 17299

THIS DOCUMENT IS PROVISIONAL
AND FOR REVIEW ONLY. IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CLINT LANNEN
TEXAS P.E. 157485

RELEASED ON: October 27, 2020

Property Address:
SPRING VALLEY RD.
HEWITT
MCLENNAN CO., TX

Prepared For:
NEIGHBORWORKS

1519 Job No.: 9563

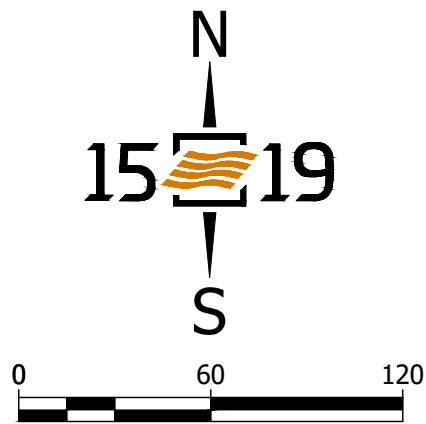
SHEET NAME:
Conceptual
Site Plan - Townhomes

SHEET #:
C-01

1519
SURVEYING & ENGINEERING
1519J.C.COM
1519 J.C. COMPANY, INC. is a
member of the
FRAUDULET, MOORE, INC.
GROUP. FRAUDULET, MOORE, INC.
IS A MEMBER OF THE
FRAUDULET, MOORE, INC. GROUP.

REVISIONS

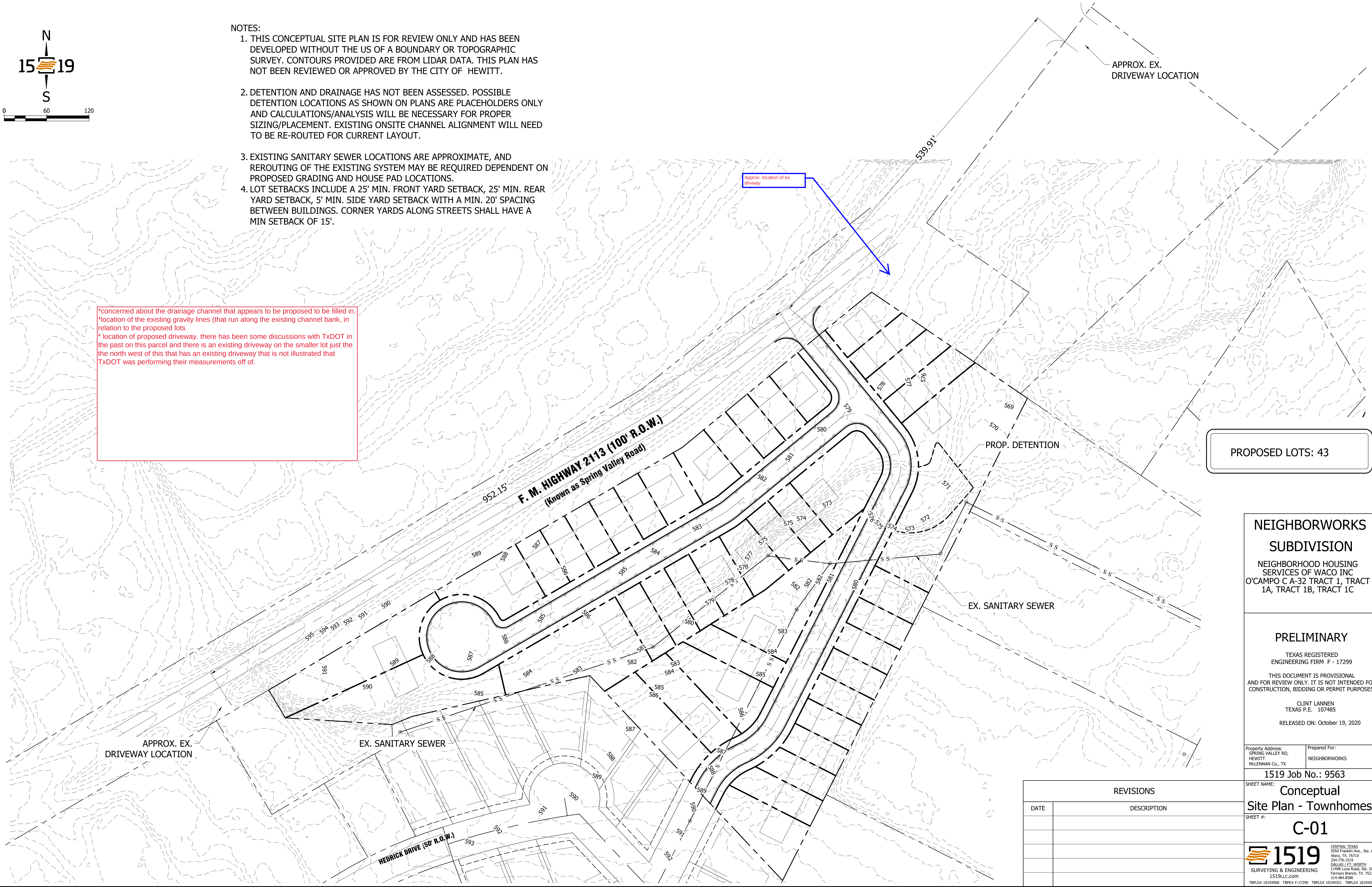
DATE	DESCRIPTION



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*concerned about the drainage channel that appears to be proposed to be filled in.
*location of the existing gravity lines (that run along the existing channel bank, in relation to the proposed lots
* location of proposed driveway. there has been some discussions with TxDOT in the past on this parcel and there is an existing driveway on the smaller lot just the the north west of this that has an existing driveway that is not illustrated that TxDOT was performing their measurements off of.



PROPOSED LOTS: 43

NEIGHBORWORKS
SUBDIVISION

NEIGHBORHOOD HOUSING
SERVICES OF WACO INC
O'CAMPO C A-32 TRACT 1, TRACT
1A, TRACT 1B, TRACT 1C

PRELIMINARY

TEXAS REGISTERED
ENGINEERING FIRM F - 17299

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CLINT LANNEN
TEXAS P.E. 107485

RELEASED ON: October 19, 2020

Property Address:
SPRING VALLEY RD,
HEWITT
McLENNAN Co., TX

Prepared For:
NEIGHBORWORKS

1519 Job No.: 9563

SHEET NAME:

Conceptual
Site Plan - Townhomes

SHEET #:

C-01



CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
254-776-1519
DALLAS / FT. WORTH
11408 Luria Road, Ste. 203
Farmers Branch, TX 75234
214-484-8586

REVISIONS

DATE	DESCRIPTION

Typical Schematic Building Layout

NOTES:

1. All joints, rafters, trusses, beam sizes, and design must be verified for compliance with local codes and building conditions by an engineer prior to beginning construction.
2. Verify window sizes with window manufacturer for compliance with ingress/egress requirements.
3. Attic ventilation shall be designed according to local codes and climate.
4. Provide proper flashing as required.
5. All measurements should be verified by the builder on job site.
6. Square Footages are approximate only and may vary with actual construction.
7. Construction materials and methods must be in compliance with seismic, wind loading, and Climate Zone requirements.

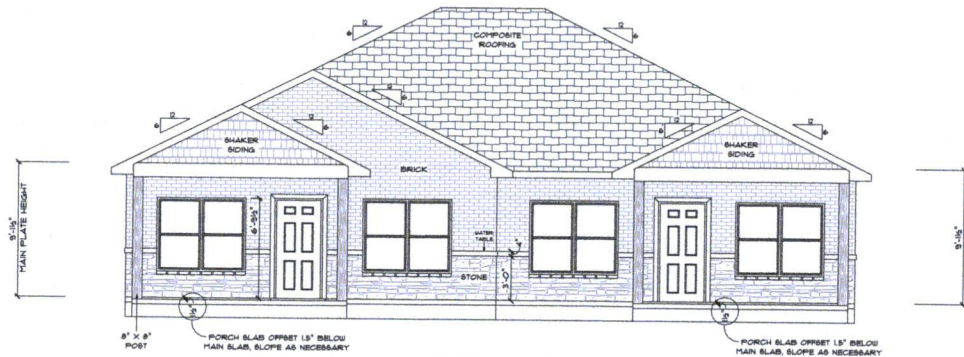


2026 SF DUPLEX

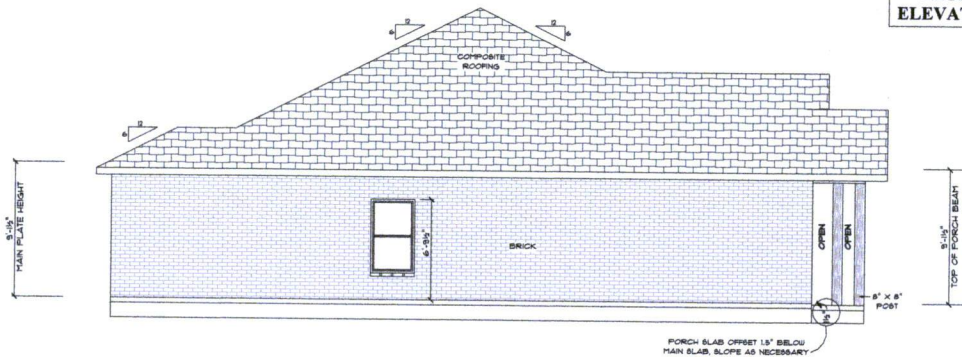
TUB PLAN
ELEVATIONS

PRT 1 OF 5

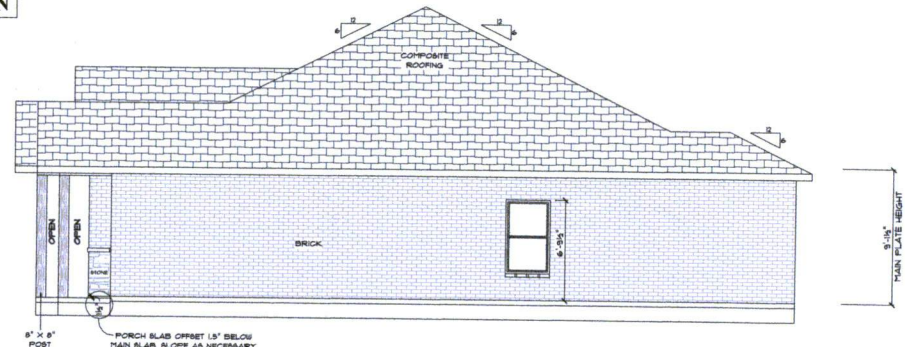
12-10-19



FRONT
ELEVATION



LEFT
ELEVATION



RIGHT
ELEVATION



REAR
ELEVATION

SCALE: 1/4" = 1'

SQUARE FOOTAGE NOTE:
THIS STRUCTURE'S
HEATED AND COOLED SQUARE FOOTAGE
WAS MEASURED FROM
THE OUTSIDE OF STUD WALL.

SQUARE FOOTAGE

UNIT "A" H&C	1,031
PORCH "A"	58
UNIT "B" H&C	995
PORCH "B"	58
TOTAL SLAB (INCLUDING BRICKLEDGE)	2,288

NOTE: BUILDER RESPONSIBLE FOR ADHERING
TO ALL PERTINENT BUILDING CODES.

GREAT HOUSE PLANS
Drafting & Design



254-228-7817
gr8houseplans.com

- NOTES:
1. All joists, rafters, trusses, beam sizes, and design must be verified for compliance with local codes and building conditions by an engineer prior to beginning construction.
 2. Verify window sizes with window manufacturer for compliance with ingress/egress requirements.
 3. Attic ventilation shall be designed according to local codes and climate.
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2026 SF DUPLEX

TUB PLAN
FLOORPLAN

PRT 2 OF 5

12-10-19

OPENING SCHEDULE		
OPENING DESCRIPTION	HINGE	QTY
3'-0" FIBERGLASS EXT DOOR	R	3
3'-0" FIBERGLASS EXT DOOR	L	3
2'-0" INTERIOR DOOR	L	1
2'-0" INTERIOR DOOR	R	1
2'-6" INTERIOR DOOR	L	3
2'-6" INTERIOR DOOR	R	2
2'-8" INTERIOR DOOR	L	1
2'-8" INTERIOR DOOR	R	2
3'-0" INTERIOR DOOR	L	2
6'-0" INTERIOR DOOR	R	2
4'-0" INT DOOR (DLB 2'-0")	LR	2
5'-0" INT DOOR (DLB 2'-0")	LR	2
3'-0" X 5'-0" SINGLE HUNG WINDOW	N	4
TWIN 3'-0" X 5'-0" SINGLE HUNG WINDOW	W	4

VERIFY TEMPERING AND EGRESS
REQUIREMENTS PRIOR TO ORDERING PRODUCT

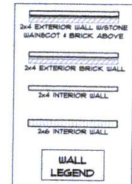
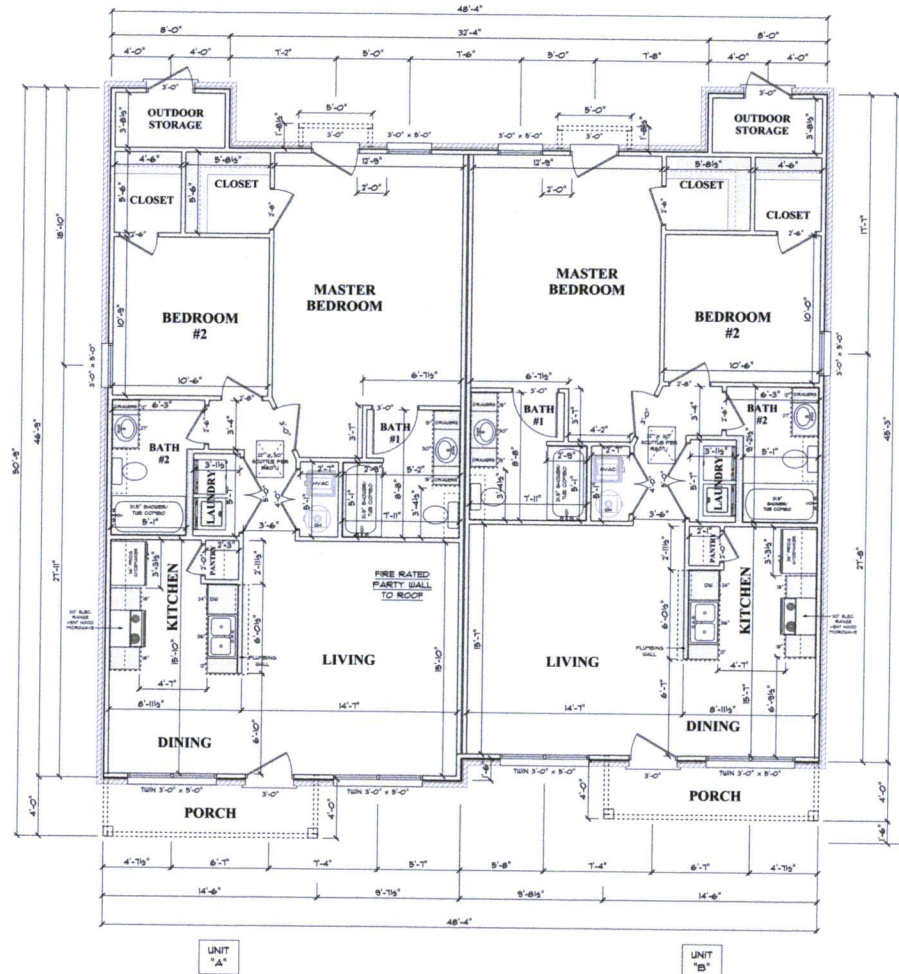
VERIFY PRODUCT ROUGH OPENING
REQUIREMENTS PRIOR TO FRAMING

NOTE: BUILDER RESPONSIBLE FOR ADHERING
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Drafting & Design



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WATER HEATER DISCONNECT
PER SECTION E4101.5

SMOKE DETECTORS ARE HARDWIRED
AND INTERLOCKED IN EACH UNIT

SCALE: 1/4" = 1'

SQUARE FOOTAGE NOTE:
THIS STRUCTURE'S
HEATED AND COOLED SQUARE FOOTAGE
WAS MEASURED FROM
THE OUTSIDE OF STUD WALL

SQUARE FOOTAGE

UNIT "A" H4C	1,031
PORCH "A"	58
UNIT "B" H4C	995
PORCH "B"	58
TOTAL SLAB (INCLUDING BRICKLEDGE)	2,288

9'-1.5" PLATE HEIGHT

9' CEILING THROUGHOUT

NOTES:

1. All joists, rafters, trusses, beam sizes, and design must be verified for compliance with local codes and building conditions by an engineer prior to beginning construction.
2. Verify window sizes with window manufacturer for compliance with ingress/egress requirements.
3. All air ventilation shall be designed according to local codes and climate.
4. Provide proper flashing as required.
5. All measurements should be verified by the builder on job site.
6. Square Footage are approximate only and may vary with actual construction.
7. Construction materials and methods must be in compliance with seismic, wind loading, and Climate Zone requirements.



2026 8F DUPLEX

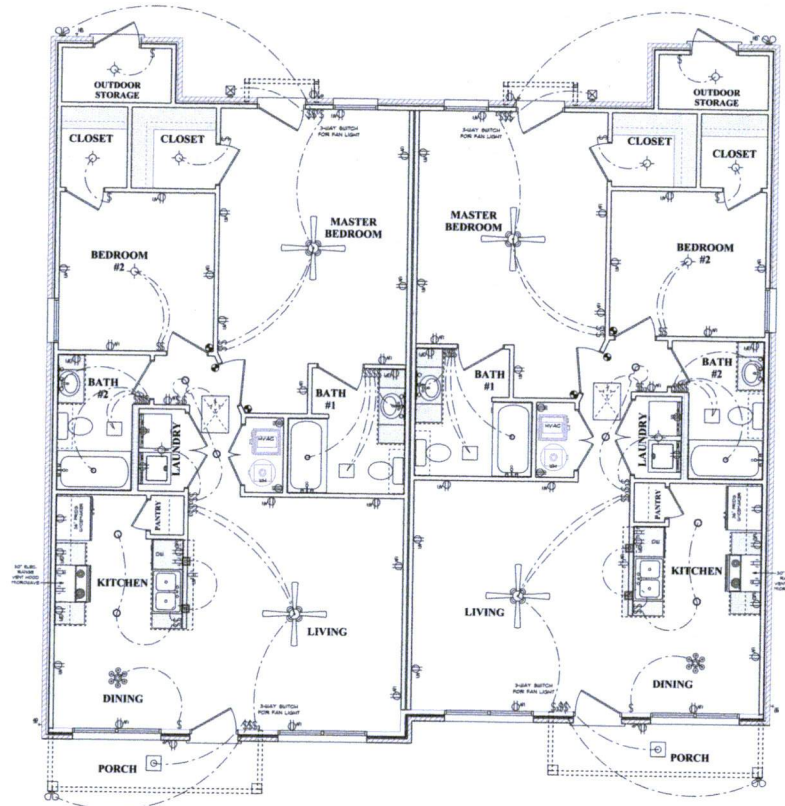
**TUB PLAN
ELECTRICAL PLAN**

FRT 3 OF 5

12-10-19

ELECTRICAL LEGEND		
ELECTRICAL	QTY	SYMBOL
ceiling fan w/light	4	
rotolux recessed can light	4	
can light	8	
exterior ceiling light fixture	2	
ceiling light/van square	4	
chandelier	2	
pendant light	4	
exterior wall light	2	
spotlight double	4	
ceiling light fixture	12	
outlet	8	
outlet 220v	8	
outlet af	40	
outlet gf	10	
outlet up	4	
smoke/carbon mon. detector	6	
switch	48	
switch 3 way	12	
vanity bar 3-light	4	

ELECTRICAL PLAN DOES NOT INCLUDE:
HVAC WIRING, LOW VOLTAGE WIRING,
TV, OR DOORBELLS.



SCALE: 1/4" = 1'

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SQUARE FOOTAGE

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PORCH "A"	58
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PORCH "B"	58
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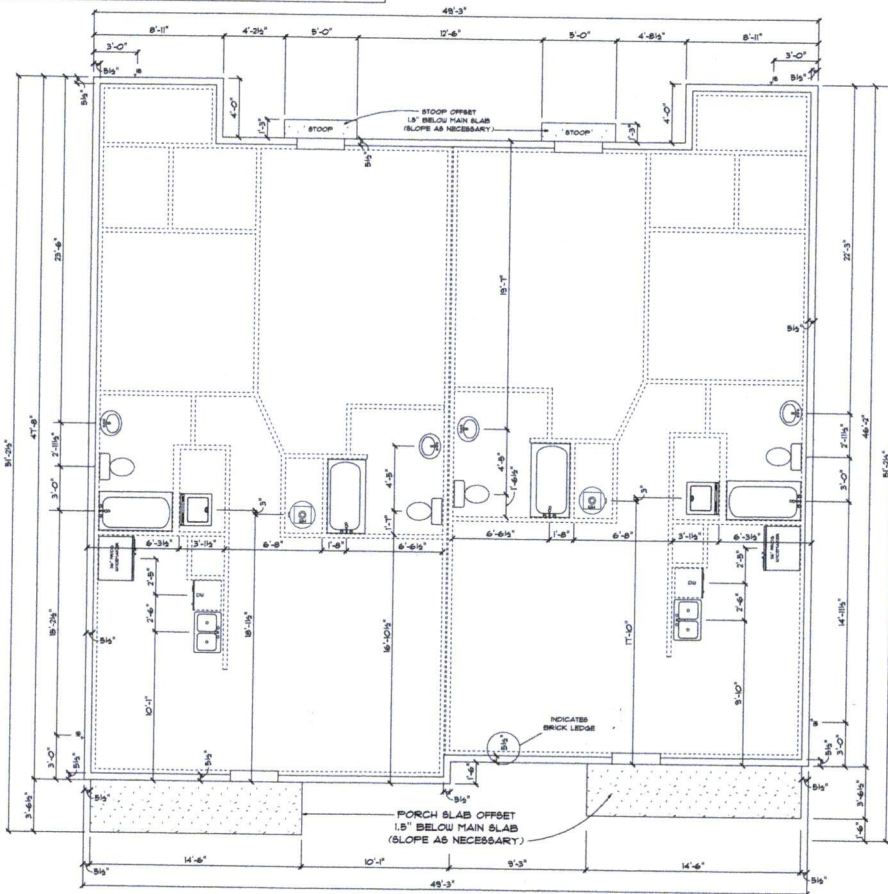
NOTE: BUILDER RESPONSIBLE FOR ADHERING
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GREAT HOUSE PLANS
Drafting & Design



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- NOTES:
1. All joists, rafters, trusses, beam sizes, and design must be verified for compliance with local codes and building conditions by an engineer prior to beginning construction.
 2. Verify window sizes with window manufacturer for compliance with ingress/egress requirements.
 3. All ventilation shall be designed according to local codes and climate.
 4. Provide proper flashing as required.
 5. All measurements should be verified by the builder on job site.
 6. Square Footages are approximate only, and may vary with actual construction.
 7. Construction materials and methods must be in compliance with seismic, wind loading and Climatic Zone requirements.



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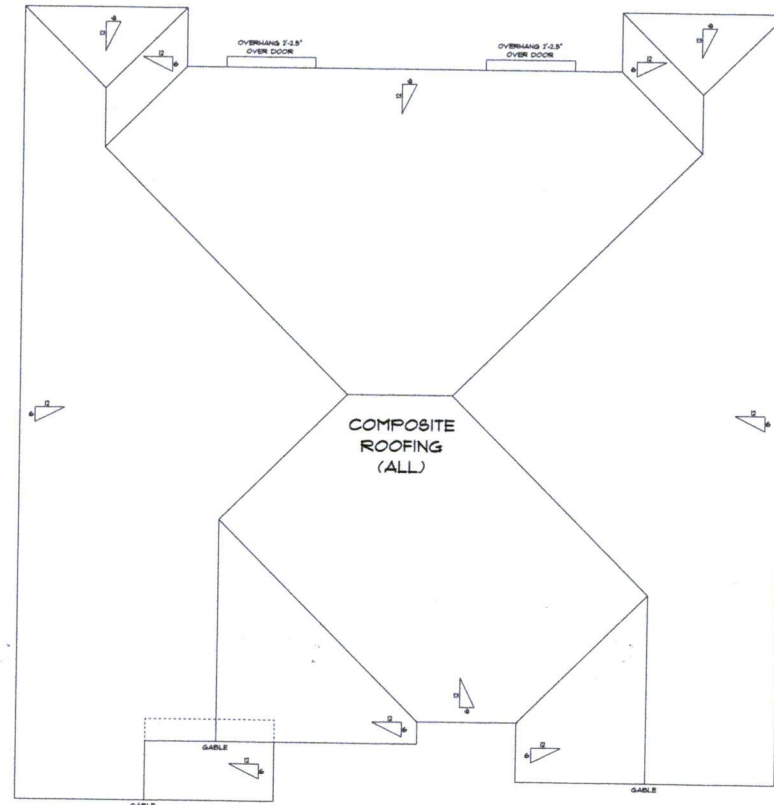
IT IS RECOMMENDED THAT ALL FOUNDATIONS BE ENGINEERED FOR SPECIFIC SOIL TYPES, GRADE CONDITIONS, AND SEISMIC ZONE.

1/8" = 4000' BID

GREAT HOUSE PLANS
Drafting & Design



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CHIMNEY AS 18" OVERHANGS UNLESS NOTED OTHERWISE
(MEASURED FROM OUTSIDE EDGE OF TOP PLATE OR BEAM)



2026 SF DUPLEX

**TUB PLAN
FOUNDATION
DIMENSIONS
/
PLUMBING
LOCATOR
4
ROOF PLAN**

PRT 4 OF 5

12-10-19

SCALE: 1/4" = 1'

SQUARE FOOTAGE NOTE:
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SQUARE FOOTAGE

UNIT "A" H&C	1,031
PORCH "A"	58
UNIT "B" H&C	995
PORCH "B"	58
TOTAL SLAB (INCLUDING BRICKLEDGE)	2,288

-
- The floor plan shows a symmetrical two-unit building. Each unit contains a Master Bedroom, a second Bedroom, a Bathroom, a Kitchen, a Dining area, and a Living area. Units also feature outdoor storage, multiple closets, and a fire-rated party wall leading to a roof. Specific callouts include: 1066 (closet), 845 (bathroom), 886 (kitchen), 12728 (living area), 1267 (bedroom), 1060 (fire-rated party wall to roof), and 830 (dining area).

NOTE: BUILDER RESPONSIBLE FOR ADHERING TO ALL PERTINENT BUILDING CODES.

254-228-7817
gr8houseplans.com



HYAC LAYOUT & CROSS SECTION

12-10-19

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PORCH "A"	58
UNIT "B" H4C	995
PORCH "B"	58
TOTAL SLAB 2,288	
(INCLUDING BRICKLEDGE)	

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: Midway I.S.D. Elementary Number Seven Addition

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.

East side of Ritchie Road between Warren Road and Park Place Drive

Number of Lots: 1 Number of Acres: 54.160 Flood Zone: X & AE

Zoning Classification: R-1 Proposed Zoning Use: No Change

Are variances being requested? If yes, please explain.

No

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

Ownership (deed): Doc. #/MCC No.: 2015018129, 2015018130, 2015018131, 2015018132

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): December 15, 2020

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

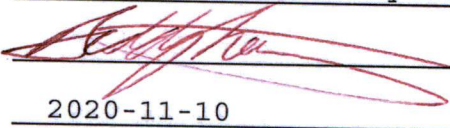
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates 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).

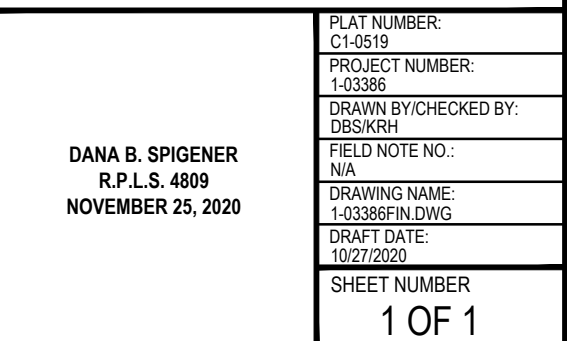
I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application 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: Midway Independent School District
Telephone Number: 254-761-5610
Mailing Address: 13885 Woodway Drive Woodway, Texas 76712
Email Address: Buddy.Freeman@midwayisd.org
Signature of Property Owner: 
Date: 2020-11-10

Name of Applicant/Representative: Walker Partners, LLC- Jacob Bell, P.E.
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: 2020-11-10



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NOVEMBER 29, 2020

TO: TRACY LANKFORD
COMMUNITY DEVELOPMENT
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT
RE-REVIEW OF THE FINAL PLAT FOR LOT 1, BLOCK 1, MIDWAY I.S.D.
ELEMENTARY NUMBER SEVEN ADDITION, RE-REVIEW DATE 11/29/2020.

TRACY,

I HAVE REVIEWED THE REVISED FINAL PLAT, (SUBMITTED 11/25/2020) FOR THE ABOVE-MENTIONED SUBDIVISION, AND FIND THAT ALL ITEMS MEET THE MINIMUM REQUIREMENTS AS SET OUT BY THE CITY'S ORDINANCES.

ADDITIONAL NOTES:

- DEVELOPER NEEDS TO PROVIDE CAD FILES AND THEN PROVIDE SIGNED FINAL PLAT.

SINCERELY,



Miles Whitney
MILES WHITNEY, P.E.