

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, February 2, 2021 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 December 1, 2020 Planning and Zoning Commission regular meeting.
3. **Public Hearing:** Consider a request of Jacob Fuller with Clark & Fuller on behalf of Turner Behringer Development to rezone the future subdivision of Moonlight Park Phase 4, a 20.398-acre tract of Carlos O'Campo A-32 being a remaining portion of that called 106.408-acre tract of land from R-1 Single Family Residential to R-1-G Single Family Residential Garden Homes.
4. Discussion and possible action: Consider a request of Jacob Fuller with Clark & Fuller on behalf of Turner Behringer Development to rezone the future subdivision of Moonlight Park Phase 4, a 20.398-acre tract of Carlos O'Campo A-32 being a remaining portion of that called 106.408-acre tract of land from R-1 Single Family Residential to R-1-G Single Family Residential Garden Homes.
5. 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 January 29, 2021.

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

December 1, 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
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 October 6, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by Travis Bailey, seconded by Michael Hix, 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 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.** *Speaking in favor: Robert Cervenka, residing at 479 Kiowa Circle, Robinson, TX. Mr. Cervenka stated that the plan was to take all lots proposed and make them into one large lot with two story townhomes for first time home buyers. The initial plan is for approximately 43 homes. Mr. Cervenka stated that the property owner wants to work closely with the citizens and the City with this project and wants to ensure everyone this is not Section 8 housing. TxDot has been notified of potential project and said they will need a traffic impact study. TxDot also has marked on the preliminary plans where the driveway road to this property is to go. Mr. Cervenka also said he is aware of drainage issues on this property and will work close with the City and Engineers to make sure it can be as resolved as possible. Paul Lasater asked if this shares a property line with the current duplexes being built by Mark Bowles on Spring Valley Road; this property is sharing a property line with the duplexes.*
Speaking against project: Tracy Lankford reads public comments sent in due to

social distancing guidelines. Richard Driver residing at 320 E. Spring Valley Road, Hewitt, TX is concerned about Spring Valley Road not being able to handle the additional traffic that this project will bring. Eric Vogelsinger residing at 317 Nash Drive, Hewitt, TX is concerned about increased traffic concerns as well as property values decreasing due to townhomes being added to this area. No other comments for or against project are made. Public Hearing closed at 6:11PM.

- 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.** *Comments are the same from part A above.*

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.** *Tracy Lankford stated that the City is for the approval of zoning request. City Engineers are aware of drainage issues, and this will be addressed during the development stage of the project as needed. City Engineers also recommend approval of zoning request. The State is aware of street issues on Spring Valley Road, but project for expansion has been pushed back. A motion was made by Paul Lasater, seconded by Travis Bailey, to recommend approval of rezone request. All five in favor, motion to go before City Council on December 7, 2020.*
- 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.** *A motion was made by Paul Lasater, seconded by Michael Hix, to recommend approval of rezone request. All five in favor, motion to go before City Council on December 7, 2020.*

5. Discussion, consideration, action if any: The Final Plat of Midway ISD Elementary Number Seven Addition. *Tracy Lankford states that the City Staff recommends approval of final plat. A motion was made by Michael Hix, seconded by Travis Bailey, to recommend approval of Final Plat. All five in favor, motion passes, Final Plat of Midway ISD Elementary Number Seven Addition is approved.*

6. Adjourn. *A motion was made by Travis Bailey, seconded by Michael Hix, to adjourn meeting. All five in favor, meeting adjourned at 6:18PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

HEWITT TEXAS

ZONING AND SPECIAL PERMIT APPLICATION

Case: _____ Applicant: _____ Date: _____

Property Address: Hewitt Drive

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

Lot(s): _____ Block: _____ Addition: _____

Ownership (Deed): Doc. #/MCC #. MCC# 128936

Existing Property Use: Undeveloped Proposed Property Use: Garden Home

Existing Zoning: R-1 Proposed Zoning: R-1-G

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): February 2021

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: Turner Behringer Development, LLC Phone No: 254-759-8027

Mailing Address: 1224 Austin Ave Ste 330 City: Waco State: TX

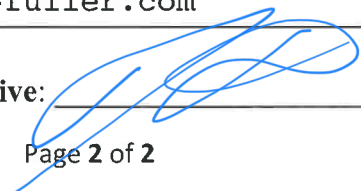
Email Address: cody@tbretexas.com

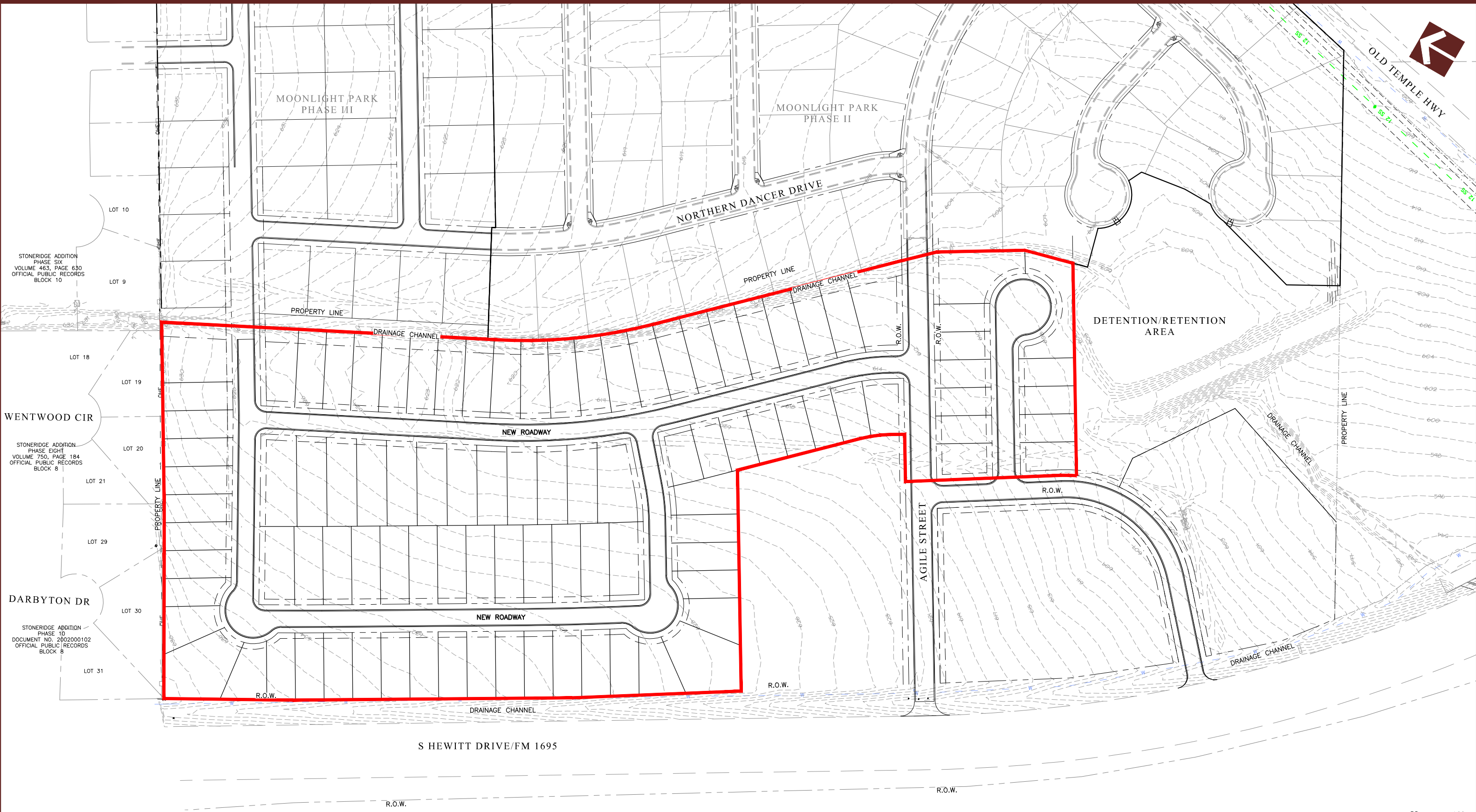
Signature of Property Owner:  Date: 1/5/2021

Name of Applicant/Representative: Clark & Fuller, PLLC Phone No: 254-899-0899

Mailing Address: 215 N. Main St City: Temple State: TX

Email Address: jfuller@clark-fuller.com

Signature of Applicant/Representative:  Date: 1/7/21



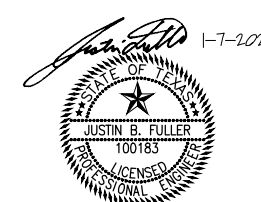
STONERIDGE ADDITION
PHASE SIX
VOLUME 463, PAGE 630
OFFICIAL PUBLIC RECORDS
BLOCK 10

STONERIDGE ADDITION
PHASE EIGHT
VOLUME 750, PAGE 184
OFFICIAL PUBLIC RECORDS
BLOCK 8

STONERIDGE ADDITION
PHASE TEN
DOCUMENT NO. 2002000102
OFFICIAL PUBLIC RECORDS
BLOCK 8

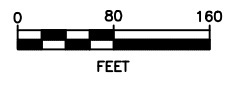
 **CLARK & FULLER**
CIVIL ENGINEERING • DESIGN • PLANNING
215 North Main Street, Temple, TX 76501
254.899.0899 www.clark-fuller.com F-10384

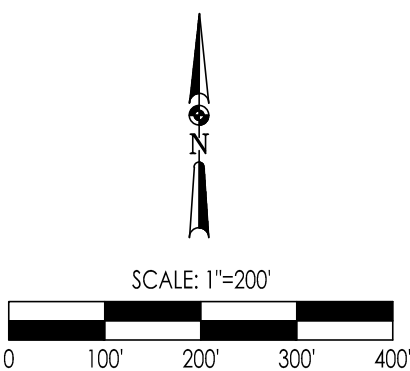
MOONLIGHT PARK PHASE IV CONCEPT PLAN



NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF JUSTIN B. FULLER, P.E. 100183
AS PER DATE ON DRAWING. IT IS NOT TO BE
USED FOR BIDDING OR CONSTRUCTION.





- LEGEND**
- P.O.B. POINT OF BEGINNING
- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- ⊗ 5/8" IRON ROD FOUND
- ⊕ TXDOT TYPE 2 MONUMENT FOUND
- FOUND 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58° 54' 23"E	14.82'
L2	S44° 33' 21"E	61.73'
L3	S31° 22' 16"E	160.22'
L4	S15° 08' 55"E	89.19'
L5	N58° 50' 24"E	84.58'
L6	N31° 09' 36"W	25.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	925.00'	280.53'	17°22'36"	S35° 52' 03"E	279.46'
C2	225.00'	27.35'	6°57'54"	N28° 59' 13"W	27.33'
C3	225.00'	52.60'	13°23'45"	N37° 51' 29"W	52.49'

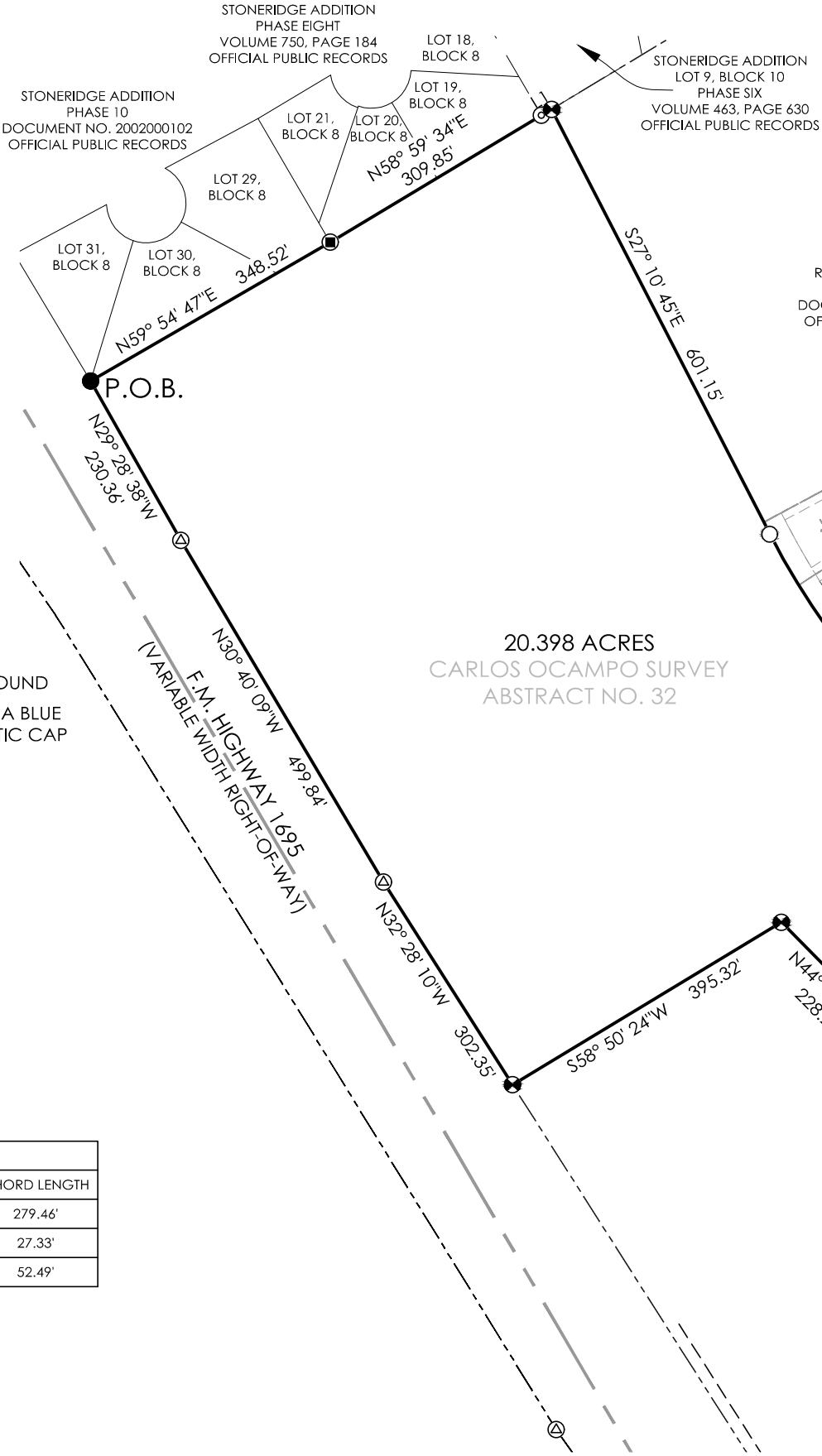


EXHIBIT FOR REZONING PURPOSES ONLY

BOUNDARY SURVEY SHOWING A 20.398 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, SAID 20.398 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 106.408 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017023208, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

- NOTES:**
- 1) FIELD WORK PERFORMED ON: DECEMBER 2020
 - 2) OWNER: TURNER BEHRINGER DEVELOPMENT LLC
 - 3) ADDRESS: HEWITT DR., HEWITT, TX
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 48309C0540D, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Quick Inc.
Land Surveying. Land Planning. Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

TURNER BEHRINGER
DEVELOPMENT LLC
REMAINDER OF CALLED
106.408 ACRES
DOCUMENT NO. 2017023208
OFFICIAL PUBLIC RECORDS



FOR REZONING PURPOSES ONLY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.


TRAVIS L. QUICKSALL DATE: JANUARY 11, 2020
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 17-2038, PHASE 4



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

DESCRIPTION FOR REZONING PURPOSES ONLY
FIELD NOTES FOR A 20.398 ACRE TRACT OF LAND:

BEING A 20.398 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS; SAID 20.398 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 106.408 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017023208, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS; SAID 20.398 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the northeast right-of-way line of F.M. Highway 1695, being the northwest corner of the remainder of said 106.408 acre tract, the southwest corner of that called Lot 30, Block 8, of Stoneridge Addition, Phase 10, according to the plat of record in Document No. 2002000102, Official Public Records, McLennan County, Texas, said point being the northwest corner of the herein described tract of land;

1. **Thence**, departing the northeast right-of-way line of F.M. Highway 1695, with a northwest line of the remainder of said 106.408 acre tract, the southeast line of Block 8 of Stoneridge Addition, Phase 10, **N 59° 54' 47" E**, a distance of **348.52'**, to a 5/8" iron rod located for an angle point of the remainder of said 106.408 acre tract, being the southeast corner of that called Lot 29, Block 8, of said Stoneridge Addition, Phase 10, the southwest corner of that called Lot 20, Block 8, of Stoneridge Addition, Phase Eight, according to the plat of record in Volume 750, Page 184, Official Public Records, McLennan County, Texas, said point being an angle point of the herein described tract of land;
2. **Thence**, with a northwest line of the remainder of said 106.408 acre tract, the southeast line of Block 8 of Stoneridge Addition, Phase Eight, **N 58° 59'**

34" E, a distance of **309.85'**, to a 3/8" iron rod located for an angle point of the remainder of said 106.408 acre tract, being the southeast corner of that called Lot 19, Block 8, of said Stoneridge Addition, Phase Eight, the southwest corner of that called Lot 9, Block 10, of Stoneridge Addition, Phase Six, according to the plat of record in Volume 463, Page 630, Official Public Records, McLennan County, Texas, said point being an angle point of the herein described tract of land;

3. **Thence**, with a northwest line of the remainder of said 106.408 acre tract, the southeast line of said Lot 9, Block 10, **N 58° 54' 23" E**, a distance of **14.82'**, to a point in a northwest line of the remainder of said 106.408 acre tract, the southeast line of said Lot 9, Block 10, said point being the northeast corner of the herein described tract of land;

4. **Thence**, across the remainder of said 106.408 acre tract, **S 27° 10' 45" E**, a distance of **601.15'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located in a northeast line of the remainder of said 106.408 acre tract, being the beginning of a curve of Block 16 of Moonlight Park, Phase Two, according to the plat of record in Document No. 2020043222, Official Public Records, McLennan County, Texas, said point being the beginning of a curve to the left of the herein described tract of land;

Thence, with the southwest lines of said Moonlight Park, Phase Two, the following five (5) courses and distances:

5. with said curve to the left containing a radius of 925.00', a central angle of 017°22'36", a chord which bears S 35° 52' 03" E, a chord distance of 279.46', a total **curve length** of **280.53'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for a point of tangency of the herein described tract of land;

6. **S 44° 33' 21" E**, a distance of **459.26'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

7. **S 44° 33' 21" E**, a distance of **61.73'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

8. **S 31° 22' 16" E**, a distance of **160.22'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;
9. **S 15° 08' 55" E**, a distance of **89.19'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located in a northeast line of the remainder of said 106.408 acre tract, a southwest line of Lot 12, Block 14, of said Moonlight Park, Phase Two, said point being the southeast corner of the herein described tract of land;

Thence, across the remainder of said 106.408 acre tract, the following eight (8) courses and distances:

10. **S 58° 50' 24" W**, a distance of **380.09'**, to a point for an exterior corner and the beginning of a curve to the left of the herein described tract of land;
11. with said curve to the left containing a radius of 225.00', a central angle of 006°57'54", a chord which bears N 28° 59' 13" W, a chord distance of 27.33', a total **curve length** of **27.35'**, to a point for a point of tangency of the herein described tract of land;
12. **N 32° 28' 10" W**, a distance of **278.76'**, to a point for an exterior corner of the herein described tract of land;
13. **N 58° 50' 24" E**, a distance of **84.58'**, to a point for an interior corner of the herein described tract of land;
14. **N 31° 09' 36" W**, a distance of **25.80'**, to a point for the beginning of a curve to the left of the herein described tract of land;
15. with said curve to the left containing a radius of 225.00', a central angle of 013°23'45", a chord which bears N 37° 51' 29" W, a chord distance of 52.49', a total **curve length** of **52.60'**, to a point for a point of tangency of the herein described tract of land;
16. **N 44° 33' 21" W**, a distance of **228.28'**, to a point for an interior corner of the herein described tract of land;

17. S 58° 50' 24" W, a distance of **395.32'**, to a point in the northeast right-of-way line of F.M. Highway 1695, a southwest line of the remainder of said 106.408 acre tract, said point being an exterior corner of the herein described tract of land;

Thence, with the northeast right-of-way line of F.M. Highway 1695, the southwest lines of the remainder of said 106.408 acre tract, the following three (3) courses and distances:

18. N 32° 28' 10" W, a distance of **302.35'**, to a TxDOT Type 2 concrete monument located for an angle point of the herein described tract of land;

19. N 30° 40' 09" W, a distance of **499.84'**, to a TxDOT Type 2 concrete monument located for an angle point of the herein described tract of land;

20. N 29° 28' 38" W, a distance of **230.36'**, to the **POINT OF BEGINNING** containing **20.398 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.




Travis L. Quicksall RPLS #6447
Date: 01/11/2021
Job #17-2038.PHASE 4