

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, March 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 February 2, 2021 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, action if any: The Final Plat of Moonlight Park Phase III.
4. 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 February 26, 2021.

A handwritten signature in cursive script that reads "Brittney Cantu".

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

February 2, 2021 – 6:00PM

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

Members Absent: Mike Hix

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 Paul Lasater, to approve the minutes as submitted but allow for corrections. All four in favor, motion passed.*
3. **Public Hearing:** *Public Hearing is opened at 6:01PM.*
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. *No one came forward to speak for or against the rezone request. Public Hearing is closed at 6:02PM.*
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.** *Tracy Lankford, Community Development Director, stated the City is good with the rezone request. Original plan for this area was for commercial, but due to issues with TXDOT not allowing drive access, it was decided to be included into the Moonlight Park subdivisions. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the rezone request. All four in favor, motion to go before City Council February 15, 2021.*

5. **Adjourn.** *A motion was made by Travis Bailey, seconded by Paul Lasater, to adjourn meeting. All four in favor, meeting adjourned at 6:04PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING PLAT APPLICATION

Type of Plat: (circle one) Moonlight Park, Phase III

Preliminary ☒ Final Amended Administrative Re-plat

Final Plat & Re-plat w/infrastructure Platting or Re-platting w/variance request

Legal Description of Property: 106.408 Ac. Carlos Campos Survey, Abs. 32

Describe the location of the property as submitted by this application. This may be in the form of a street address, general description, or nearest intersection.

Northwest Corner of the intersection of FM 1695 (S. Hewitt Dr.)
and Old Temple Highway

Number of Lots: 38 Number of Acres: 11.98 Flood Zone: X

Zoning Classification: R-1 Proposed Zoning Use: Residential

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.: _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): March 2, 2021

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).

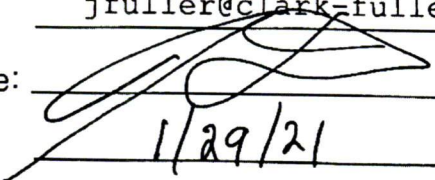
5. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see schedule).

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.

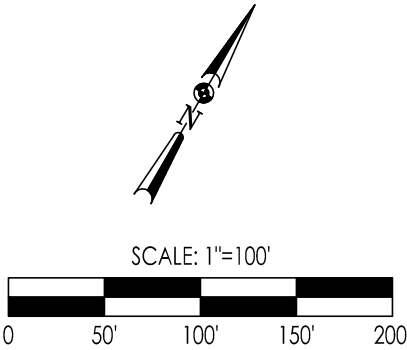
I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Planning and Zoning Commission shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Turner Behringer Development, LLC
Telephone Number: (254) 400-2572
Mailing Address: 1224 Austin Ave. Ste 330 Waco 76701
Email Address: codyetbretexas.com
Signature of Property Owner: 
Date: 1/29/21

Name of Applicant/Representative: Clark & Fuller, PLLC
Telephone Number: (254) 899-0899
Mailing Address: 215 N. Main St. Temple 76501
Email Address: jfuller@clark-fuller.com
Signature of Applicant/Representative: 
Date: 1/29/21

FINAL PLAT
MOONLIGHT PARK,
PHASE III

BEING AN 11.975 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, SAID 11.975 ACRE TRACT, BEING A PORTION OF THAT CALLED 106.408 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017023208, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

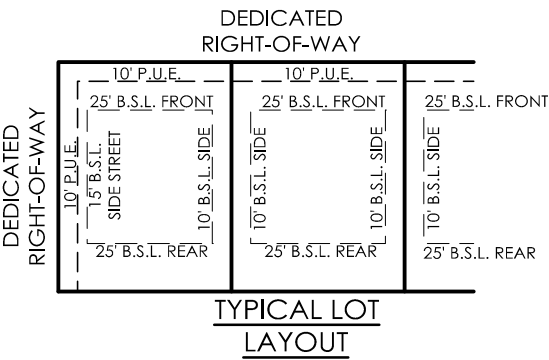


NOTE: ALL PROPERTY CORNERS WILL BE SET WITH A 1/2" IRON ROD PRIOR TO RECORDING THE FINAL PLAT. MONUMENTS WILL MEET THE MINIMUM STANDARDS SET FORTH BY THE CITY OF HEWITT.

- LEGEND
- P.O.B. POINT OF BEGINNING
 - FOUND PROPERTY CORNER
 - BLOCK AND PHASE CORNERS, 1/2" IRON ROD SET IN CONCRETE
 - ⊙ 3" METAL PIPE FOUND
 - ⊕ 3/8" IRON ROD FOUND
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE

PROPERTY DETAILS

- 11.975 TOTAL ACRES
- 2.414 ACRES DEDICATED RIGHT-OF-WAY
- THIRTY-EIGHT (38) LOTS, FIVE (5) BLOCKS
- LOT AVERAGE: 0.252 ACRES, 10960 SQFT



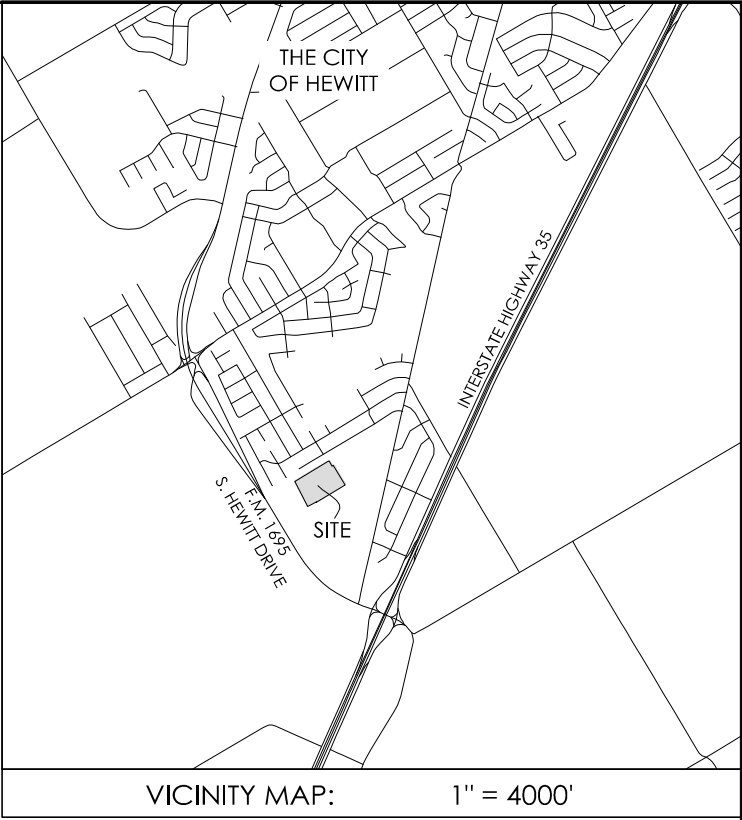
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51° 05' 33"E	10.60'
L2	N07° 11' 53"W	11.35'
L3	S82° 46' 24"W	10.56'
L4	N38° 57' 56"E	11.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1025.00'	18.52'	1°02'07"	S27° 41' 48"E	18.52'
C2	975.00'	17.62'	1°02'07"	N27° 41' 48"W	17.61'
C3	975.00'	24.55'	1°26'33"	N27° 54' 02"W	24.55'
C4	975.00'	6.93'	0°24'26"	N28° 25' 05"W	6.93'

STONERIDGE ADDITION
PHASE EIGHT
VOLUME 750, PAGE 184
DEED RECORDS

STONERIDGE ADDITION
PHASE SIX
VOLUME 463, PAGE 630
DEED RECORDS

STONERIDGE ADDITION
PHASE TWO
VOLUME 1855, PAGE 220
DEED RECORDS



THE STATE OF TEXAS §

COUNTY OF MCLENNAN §

THAT I, _____, BEING THE OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAME INTO LOT(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED FINAL PLAT OF MOONLIGHT PARK, PHASE THREE TO THE CITY OF HEWITT, TEXAS AS MY (OUR) LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND/OR EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. ANY PRIVATE IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND MCLENNAN COUNTY AND THE COUNTY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY AND/OR EASEMENTS. THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF MCLENNAN COUNTY PERTAINING TO SAID SUBDIVISION.

CODY TURNER
TURNER BEHRINGER DEVELOPMENT LLC
1224 AUSTIN AVENUE, SUITE 330
WACO, TEXAS 76701

STATE OF TEXAS

COUNTY OF MCLENNAN
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HEWITT, TEXAS.

BY:
TRAVIS L. QUICKSALL
RPLS #6447

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §

COUNTY OF MCLENNAN §
APPROVED THIS _____ DAY OF _____, 20____, BY THE
HEWITT PLANNING AND ZONING COMMISSION OF THE CITY OF HEWITT, TEXAS

CHAIRMAN

ZONING SECRETARY

COUNTY CLERK'S FILE NUMBER

FEMA FLOOD NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 48309C0550C, EFFECTIVE DATE SEPTEMBER 26, 2008, 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 DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76751

DATE: JANUARY 25, 2021

JOB NO. 17-2038.3

SHEET 1 OF 1