

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

Travis Bailey

Michael Lee Hix

Dustin Crawford

Paul Lasater

Bobby Drake

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.

HEWITT TEXAS

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 8, 2022 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 7, 2021 Planning and Zoning Commission regular meeting.
3. **Public Hearing:** Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being an 8.192-acre tract located in the 1400 Block of S. Hewitt Dr, from C-2 General Commercial District to R-1 Single Family Residential District.
4. Discussion and possible action: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being an 8.192-acre tract located in the 1400 Block of S. Hewitt Dr, from C-2 General Commercial District to R-1 Single Family Residential District.
5. Discussion, consideration, action if any: An amended plat for 2.213 acres, being all of Lots 1-8, Block 13, of Moonlight Park Phase II, better known as 928 – 956 Gallant Fox Road, Hewitt, TX 76643
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 March 4, 2022.

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 7, 2021 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Dustin Crawford, Bobby Drake, Mike Hix, Paul Lasater

Members Absent: none

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 June 6, 2021 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 six in favor, motion passed.*
- 3. Public Hearing: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being a 38.49-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to R-1-G Garden Home District.** *Public hearing opened at 6:01PM. Speaking for rezoning Justin Fuller, representative of Clark and Fuller PLLC located at 215 N. Main St, Temple, TX. Mr. Fuller stated this is a new development across Hewitt Drive from other Moonlight Park subdivisions. There will be residential homes, garden residential homes, and commercial lots. Miles Whitney and Tracy Lankford both stated everything at this time is fine on the City's end. No one else spoke for or against request.*
- 4. Public Hearing: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being an 8.192-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to C-2 General Commercial District.** *Miles Whitney, City Engineer, stated that the commercial lots are a mirror image of the other side of Hewitt Drive. No one else spoke for or against request. Public hearing closed at 6:05PM.*

5. **Discussion and possible action: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being a 38.49-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to R-1-G Garden Home District.** *A motion was made by Travis Bailey, seconded by Mike Hix, to approve the rezone request. All six in favor, motion to go before City Council on January 3, 2022.*
6. **Discussion and possible action: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being an 8.192-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to C-2 General Commercial District.** *Paul Lasater asked if this will be a strip center; per Clark and Fuller this will not necessarily be a strip center, they are selling pads out to the developer. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the rezone request. All six in favor, motion to go before City Council on January 3, 2022.*
7. **Discussion, consideration, action if any: The Preliminary Plat of Moonlight Park Phase V.** *Questions were asked regarding safety at the intersection of the new subdivision and Hewitt Drive. Miles Whitney stated they are working with TxDot regarding this issue. Mr. Whitney also stated that the City is good with the preliminary plat, however, there are two contingencies that are working towards a resolution. Utilities will have to be brought over to this site. It was also stated that this plat will be renamed to Bullhide Estates instead of Moonlight Park Phase V. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the preliminary plat of Bullhide Estates, formerly known as Moonlight Park Phase V. All six in favor, preliminary plat approved.*
8. **Adjourn.** *A motion was made by Travis Bailey, seconded by Bobby Drake, to adjourn meeting. All six in favor, meeting adjourned at 6:16PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

From: Jonathan Garza <jonathan@tbretexas.com>

Sent: Monday, March 07, 2022 8:51 AM

To: Tracy Lankford <tlankford@cityofhewitt.com>

Cc: Casey Turner <casey@tbretexas.com>; Cody Turner <cody@tbretexas.com>; Monty Clark <MClark@clark-assoc.com>; P. E. Miles W. Whitney (miles@cayotecon.com) <miles@cayotecon.com>; Ryan Galler <ryang@tbretexas.com>

Subject: Re: Bull Hide Rezoning

Tracy and Miles,

We'd like to pull our rezoning application from the agenda tomorrow. We will proceed with the current zoning and do not need to rezone it back to R-1.

Let me know if you have any questions.

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: 2.213 ACRES, BEING ALL OF LOTS 1-8, BLOCK 13, OF MOONLIGHT PARK, PHASE TWO, RECORDED IN DOC. NO. 2020043222, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

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.

928 - 956 GALLANT FOX RD, HEWITT, TEXAS 76643

Number of Lots: 8 Number of Acres: 2.213 Flood Zone: X

Zoning Classification: R-1 Proposed Zoning Use: _____

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.: 2021017710

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

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: _____

Telephone Number: _____

Mailing Address: _____

Email Address: _____

Signature of Property Owner: _____

Date: _____

Name of Applicant/Representative: _____

Telephone Number: _____

Mailing Address: _____

Email Address: _____

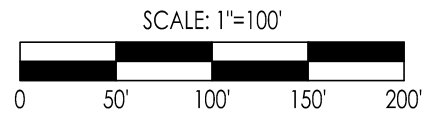
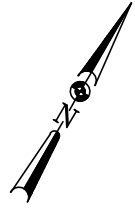
Signature of Applicant/Representative: _____

Date: _____

AMENDING PLAT MOONLIGHT PARK, PHASE TWO

BEING AN 2.213 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, SAID 2.213 ACRE TRACT, BEING LOTS 1-8, BLOCK 13, OF MOONLIGHT PARK, PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020043222, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

PURPOSE STATEMENT:
THE PURPOSE OF THIS AMENDING PLAT IS TO ADJUST THE SIDE BUILDING SETBACK LINES FROM A 10' SIDE BUILDING SETBACK ALONG THE INTERIOR SIDE LINES OF EACH LOT, TO A 5' BUILDING SETBACK ALONG ONE INTERIOR SIDE LINE AND A 15' BUILDING SETBACK ALONG THE OTHER INTERIOR SIDE LINE OF EACH LOT, BEING CONSISTENT WITH MOONLIGHT PARK, PHASE ONE.



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	PROPERTY DETAILS
P.O.B. POINT OF BEGINNING	- 2.213 TOTAL ACRES
● FOUND PROPERTY CORNER	- 0.000 ACRES DEDICATED RIGHT-OF-WAY
○ BLOCK AND PHASE CORNERS,	- EIGHT (8) LOTS, ONE (1) BLOCKS
1/2" IRON ROD SET IN CONCRETE	- LOT AVERAGE: 0.277 ACRES, 12050 SQFT
D.E. DRAINAGE EASEMENT	
P.U.E. PUBLIC UTILITY EASEMENT	
B.S.L. BUILDING SETBACK LINE	

FIELD NOTES FOR A 2.213 ACRE TRACT OF LAND:

BEING A 2.213 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, SAID 2.213 ACRE TRACT, BEING LOTS 1-8, BLOCK 13, OF MOONLIGHT PARK, PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020043222, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS; SAID 2.213 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF OLD TEMPLE HIGHWAY AND THE SOUTHWEST RIGHT-OF-WAY LINE OF AGILE STREET, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 13, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

1. THENCE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF OLD TEMPLE HIGHWAY, THE SOUTHEAST LINE OF BLOCK 13, **S 12° 41' 08" W**, A DISTANCE OF **530.81'**, TO A 1/2" IRON ROD LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF OLD TEMPLE HIGHWAY, BEING AN ANGLE POINT OF BLOCK 13, AN EXTERIOR CORNER OF THE REMAINING PORTION OF THAT CALLED 106.408 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017023208, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

2. THENCE WITH THE SOUTHEAST LINE OF BLOCK 13, A NORTHWEST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, **S 40° 44' 20" W**, A DISTANCE OF **225.28'**, TO A 1/2" IRON ROD LOCATED FOR THE SOUTHERNMOST CORNER OF SAID LOT 8, BLOCK 13, THE EASTERNMOST CORNER OF LOT 9, BLOCK 13, OF SAID MOONLIGHT PARK, PHASE TWO, BEING IN A NORTHWEST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, SAID POINT BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

3. THENCE WITH THE SOUTHWEST LINE OF SAID LOT 8, BLOCK 13, THE NORTHEAST LINE OF SAID LOT 9, BLOCK 13, **N 29° 15' 40" W**, A DISTANCE OF **125.00'**, TO A 1/2" IRON ROD LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF GALLANT FOX ROAD, BEING THE WESTERNMOST CORNER OF SAID LOT 8, BLOCK 13, THE NORTHERNMOST CORNER OF SAID LOT 9, BLOCK 13, SAID POINT BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF GALLANT FOX ROAD, THE NORTHWEST LINES OF SAID BLOCK 13, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

4. N 60° 44' 20" E, A DISTANCE OF **37.94'**, TO A 1/2" IRON ROD LOCATED FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;

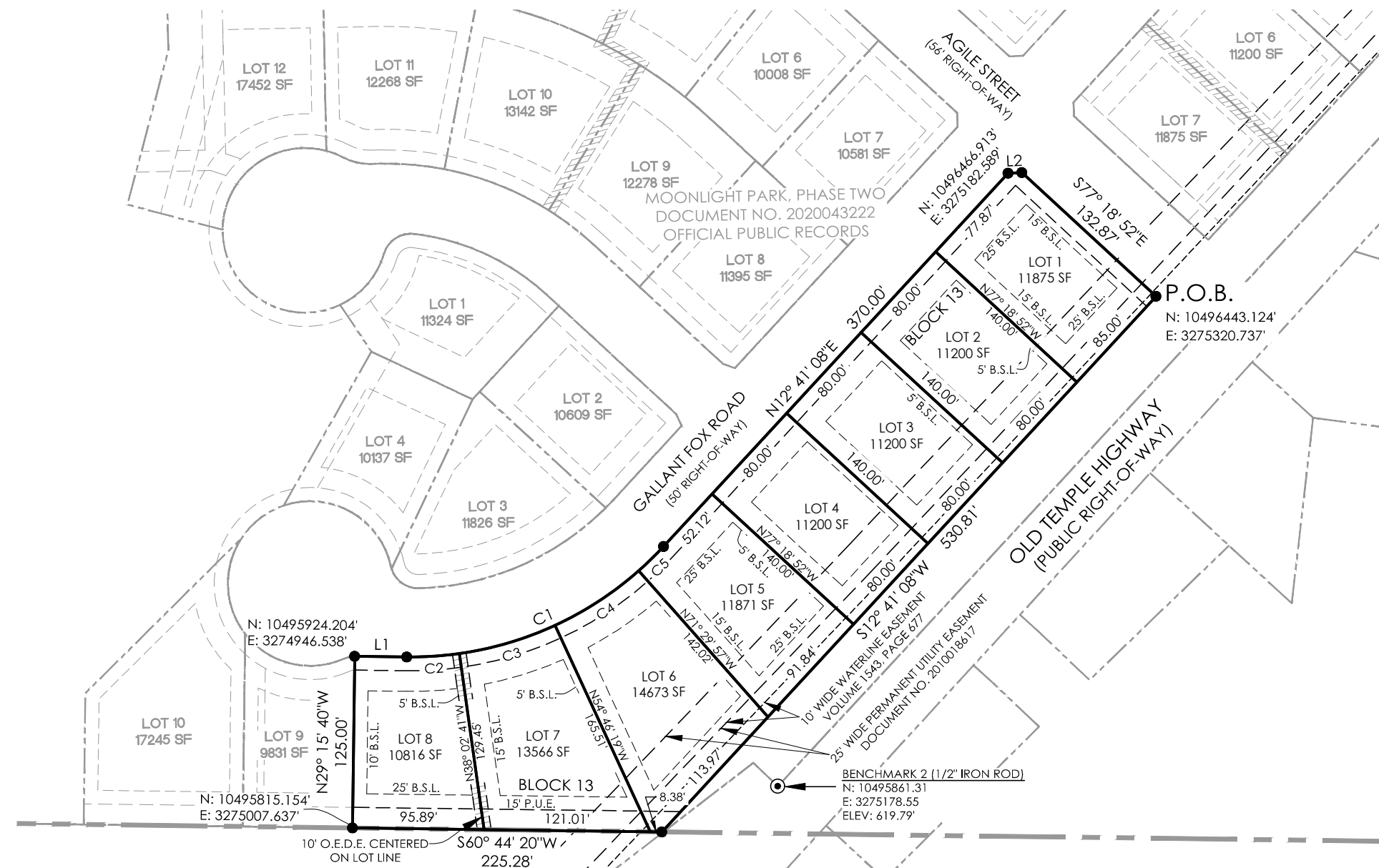
5. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 250.00', A CENTRAL ANGLE OF 48°03'12", A CHORD WHICH BEARS N 36° 42' 44" E, A CHORD DISTANCE OF 203.58', A TOTAL **CURVE LENGTH** OF **209.67'**, TO A 1/2" IRON ROD LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;

6. N 12° 41' 08" E, A DISTANCE OF **370.00'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

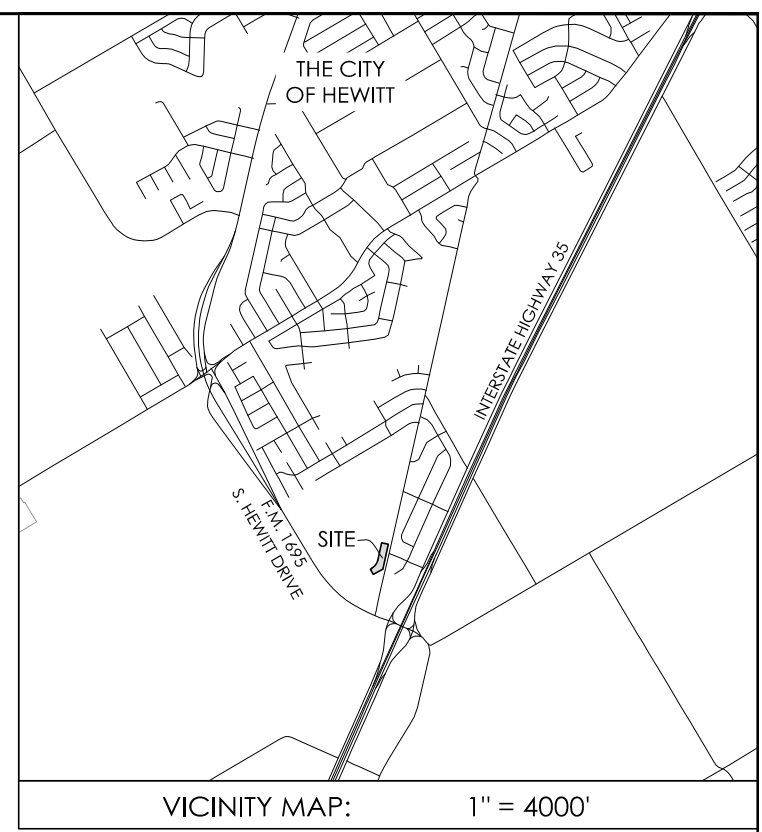
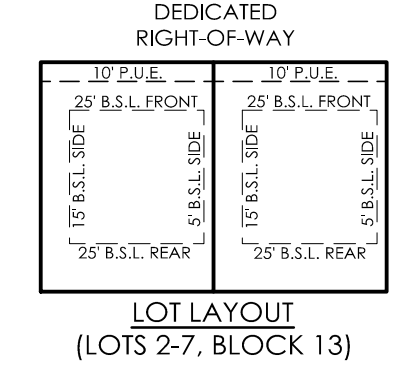
7. N 57° 41' 08" E, A DISTANCE OF **10.08'**, TO A 1/2" IRON ROD LOCATED AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF GALLANT FOX ROAD AND THE SOUTHWEST RIGHT-OF-WAY LINE OF AGILE STREET, BEING AN ANGLE POINT OF SAID LOT 1, BLOCK 13, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

8. THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF AGILE STREET, THE NORTHEAST LINE OF SAID LOT 1, BLOCK 13, **S 77° 18' 52" E**, A DISTANCE OF **132.87'**, TO THE **POINT OF BEGINNING** CONTAINING **2.213 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.



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



VICINITY MAP: 1" = 4000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60° 44' 20"E	37.94'
L2	N57° 41' 08"E	10.08'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	250.00'	209.67'	48°03'12"	N36° 42' 44"E	203.58'
C2	250.00'	38.33'	8°47'02"	S56° 20' 50"W	38.29'
C3	250.00'	72.99'	16°43'38"	N43° 35' 30"E	72.73'
C4	250.00'	72.99'	16°43'38"	N26° 51' 52"E	72.73'
C5	250.00'	25.37'	5°48'55"	N15° 35' 35"E	25.36'

THE STATE OF TEXAS §
COUNTY OF MCLENNAN §
THAT I, _____, BEING THE OWNER(S) OF LOTS 1-8, BLOCK 13, OF MOONLIGHT PARK, PHASE TWO, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "AMENDING PLAT OF MOONLIGHT PARK, PHASE TWO" 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.

BY: RUSS DAVIS
FOR: RUSS DAVIS HOMES, INC
367 BROUGHTON DRIVE
WOODWAY, MCLENNAN COUNTY, TEXAS 767.12

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 _____

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

COUNTY CLERK'S FILE NUMBER

DATE: FEBRUARY 1, 2022

JOB NO. 17-2038.2-AMEND

SHEET 1 OF 1

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