

# 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.

# 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, 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.
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.
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.

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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.*

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Chairman

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Date Approved

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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

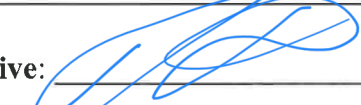
Email Address: cody@tbretexas.com

Signature of Property Owner:  Date: 1/5/21

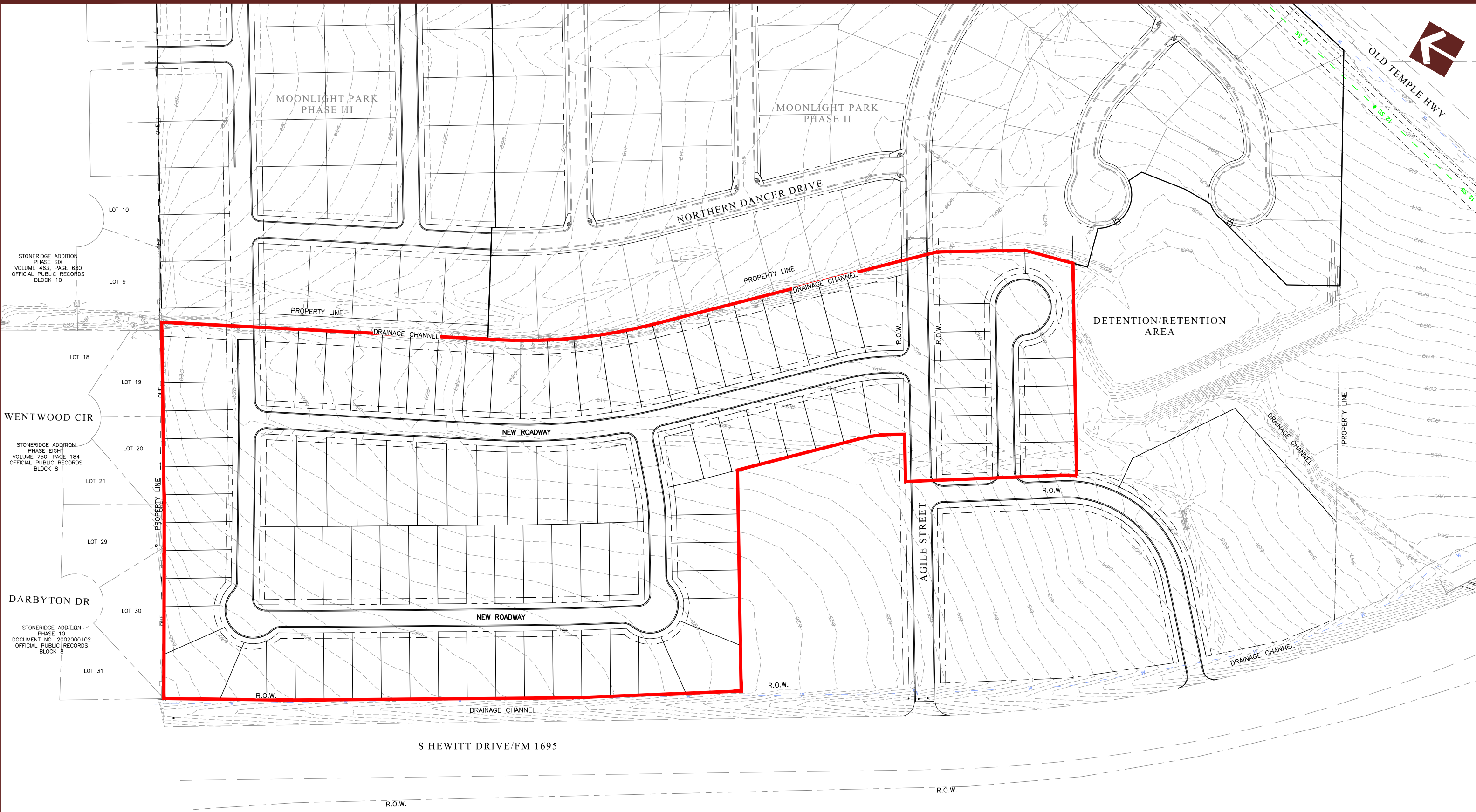
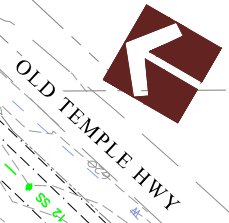
Name of Applicant/Representative: Clark & Fuller, PLLC Phone No: 254-899-0899

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

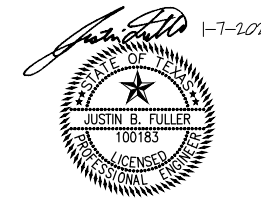
STONERIDGE ADDITION  
PHASE EIGHT  
VOLUME 750, PAGE 184  
OFFICIAL PUBLIC RECORDS  
BLOCK 8

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.

