

RESOLUTION NO. 2022-08

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

That the City Council hereby grants a special permit for an Electrical sub-station on property located at the northeast corner of the intersection of Spring Valley Rd. and Old Temple Rd., Hewitt, McLennan County, Texas and described as O'Campo C A-32 Tract 1C2 (Case SP-2022-1), subject to the special provisions and conditions attached hereto as **Exhibit "A"**.

That the City Council finds that said special permit is warranted based on the following findings:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of the Zoning Ordinance.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or other use characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required law and that public notice of the time, and purpose of said meeting was given as required.

PASSED AND APPROVED this 15th day of August, 2022.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

EXHIBIT "A"

Case #SP. 2022-1

SPECIAL PROVISIONS AND CONDITIONS FOR AN ELECTRICAL SUBSTATION

1. The permit hereby granted is to Oncor/TXU Electric Delivery Company and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, this permit shall become null and void, use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Hewitt Zoning Ordinance. The electrical substation shall be removed from the site at the owner's expense within 90 days from the date it ceases to be used.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of any ordinance of the City of Hewitt, or for good and sufficient cause, upon notice to the permittee and after a public hearing.
5. Permittee shall comply with all building, plumbing, electrical and other related construction codes of the City of Hewitt.
6. The structure and the grounds shall be maintained and shall be kept in good repair and
7. The facility shall be developed in accordance with the approved plans. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
8. The perimeter fence shall be an 8-foot Masonry wall.
9. Evergreen trees shall be planted every 8-10 foot along the outside perimeter of the wall.