

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 # 131085

Existing Property Use: Undeveloped Proposed Property Use: Commercial

Existing Zoning: R-1 Proposed Zoning: C-2

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): _____

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: 9/28/21

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: 9/27/21

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

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

Ownership (Deed): Doc. #/MCC #, MCC # 131085

Existing Property Use: Undeveloped Proposed Property Use: Garden Homes

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

Existing Special Permit: _____ Proposed Special Permit: _____

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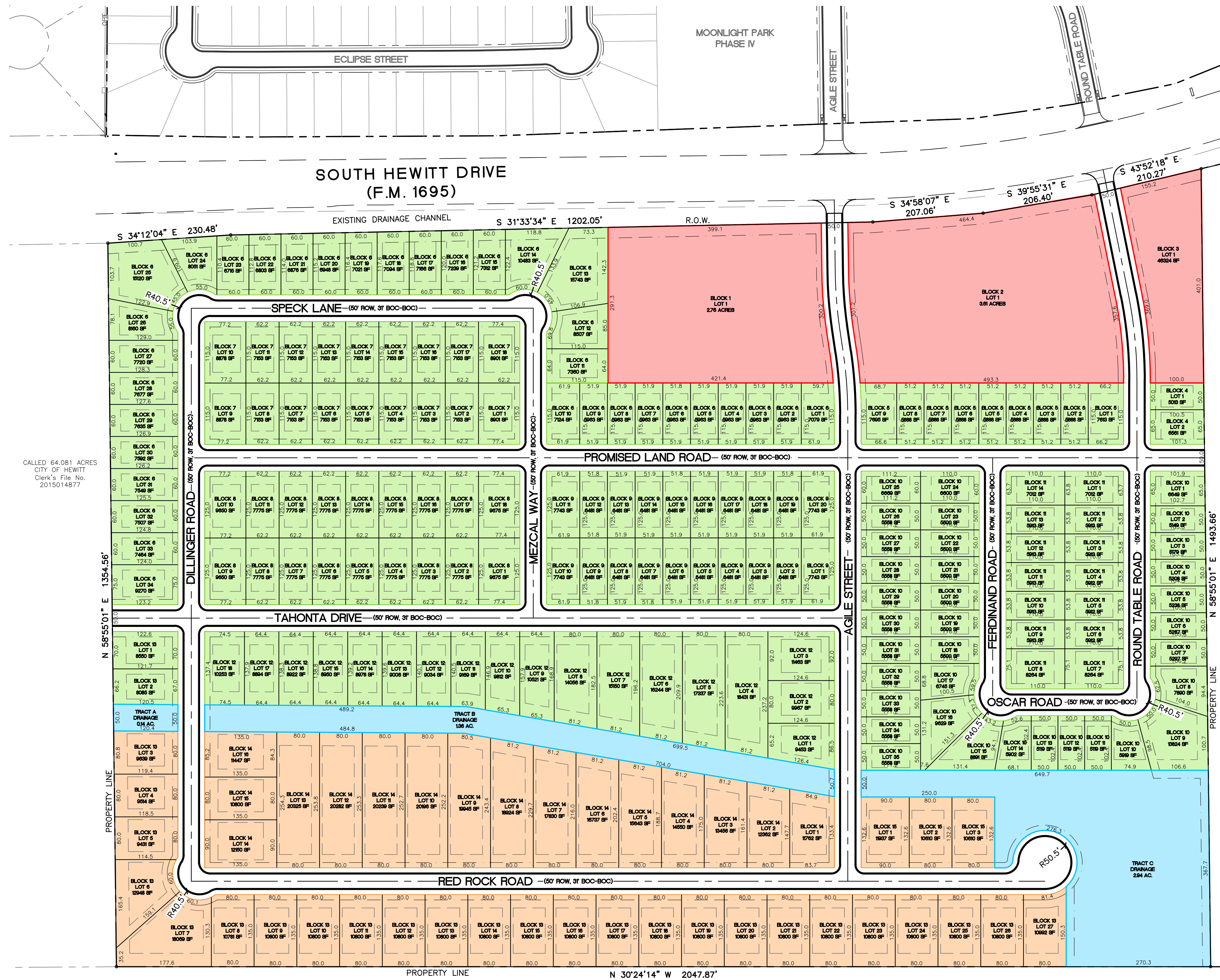
Signature of Property Owner:  Date: 7/29/2021

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

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

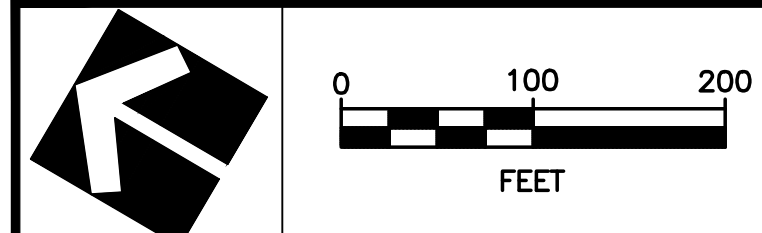
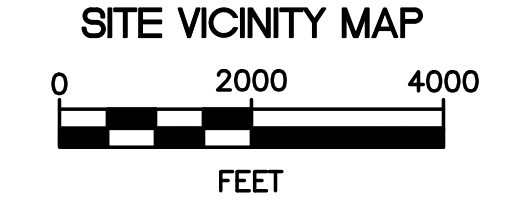
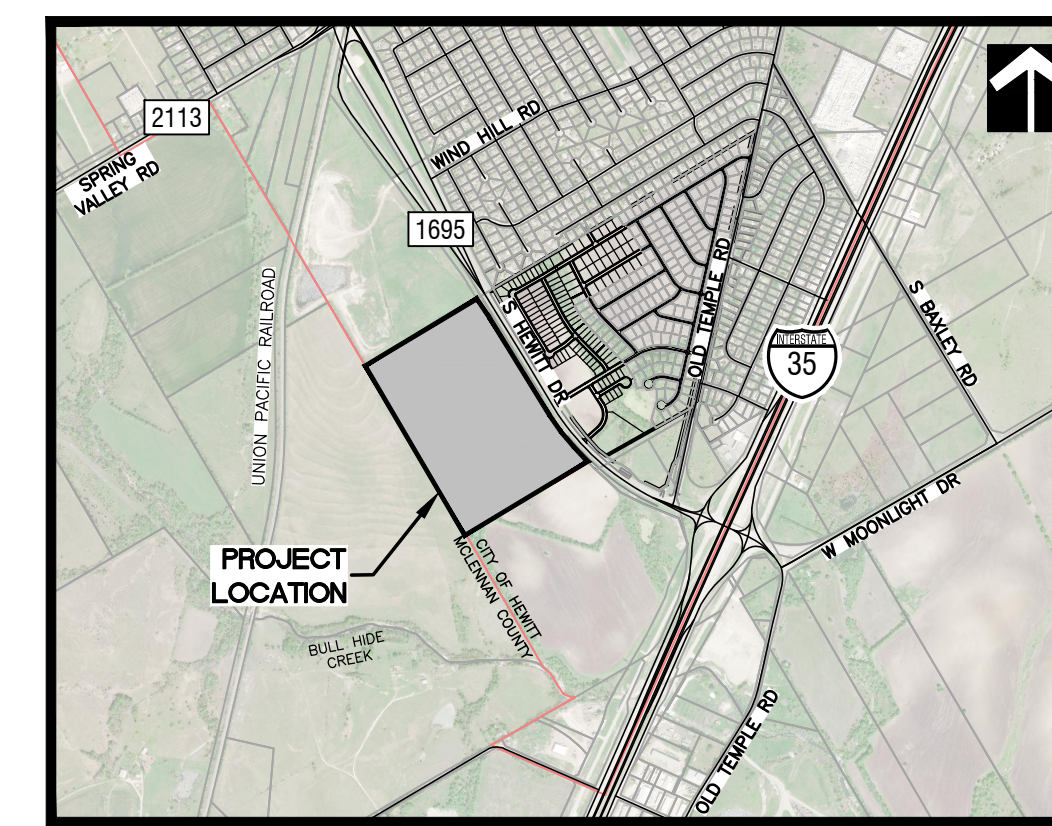
Email Address: jfuller@clark-fuller.com

Signature of Applicant/Representative:  Date: 9/27/21



CALLED 64.081 ACRES
CITY OF HEWITT
Clerk's File No.
2015014877

CALLED 134 ACRES
"SECOND TRACT"
H. B. WARREN
Vol. 670, Pg. 287



- LEGEND**
- R-1 LOTS
 - R-1-G LOTS
 - C-2 LOTS
 - DRAINAGE TRACTS

EASEMENTS AND BUILDING LINES

R-1:

FRONT BUILDING LINE	= 25'
SIDE STREET BUILDING LINE	= 15'
SIDE BUILDING LINES	= 5' LT/15' RT
REAR BUILDING LINE	= 25'

R-1-G:

FRONT BUILDING LINE	= 20'
SIDE STREET BUILDING LINE	= 10'
SIDE BUILDING LINES	= 5'
REAR BUILDING LINE	= 20'

(UNLESS OTHERWISE NOTED)

DEVELOPMENT STATISTICS:

TOTAL ACREAGE:	65.58 ACRES
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1, R-1-G, C-2
LOT COUNT:	
R-1 LOTS	= 44
R-1-G LOTS	= 170
C-2 LOTS	= 3
TOTAL	= 217

FLOOD PLAIN NOTES

NO PORTION OF THE FEMA 100-YR FLOOD PLAIN BOUNDARY APPEARS TO BE LOCATED IN THIS AREA BASED ON INFORMATION AVAILABLE FROM THE FEMA FIRM RATE MAP NUMBERED 48309C0500C, DATED SEPTEMBER 26, 2008 AND IS APPROXIMATE.

OWNER/DEVELOPER:

TURNER BEHRENGER DEVELOPMENT, LLC
8416 OLD MCGREGOR ROAD
WACO, TEXAS 76712
254-732-5288

REGISTERED PROFESSIONAL LAND SURVEYOR:

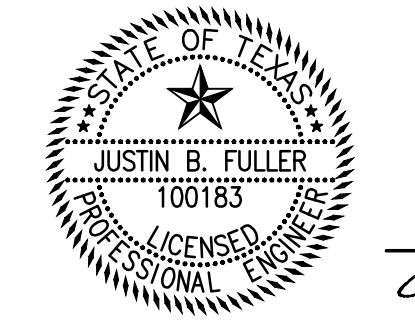
ALL COUNTY SURVEYING, INC.
4330 S 5TH STREET
TEMPLE, TEXAS 76502
(254) 778-2272

REGISTERED PROFESSIONAL ENGINEER:

CLARK & FULLER, PLLC
215 N. MAIN ST.
TEMPLE, TEXAS 76501
254-899-0899

STATE OF TEXAS
COUNTY OF MCLENNAN

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN.



Justin B. Fuller
9-27-2021
JUSTIN B. FULLER
REGISTRATION NUMBER 100183

Revisions

Date:	Remarks:
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**MOONLIGHT PARK
PHASE V
NEW RESIDENTIAL SUBDIVISION
HEWITT, TEXAS**

PRELIMINARY PLAT

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF JUSTIN B. FULLER, P.E. 100183, CLARK & FULLER, PLLC FIRM NO: F-10384.

FOR REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

FOR CONSTRUCTION
FINAL DRAWINGS

Designed	JBF
Drafted	ECB
Project No	212267.00
Plot Date	9-27-2021

PRELIMINARY PLAT FOR
INSPECTION PURPOSES ONLY