

# 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.



## **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, December 7, 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 June 6, 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 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.
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.
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.
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.

7. Discussion, consideration, action if any: The Preliminary Plat of Moonlight Park Phase V.

8. 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 December 3, 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

June 15, 2021 – 6:00PM

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

**Members Absent:** Paul Lasater

**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 March 2, 2021 Planning and Zoning Commission regular meeting.** *A motion was made by Travis Bailey, seconded by Mike Hix, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Discussion, consideration, action if any: The Final Plat of Moonlight Park Phase IV.** *Justin Fuller with Clark & Fuller stated there will 98 garden home lots and 3 commercial lots for this phase of Moonlight Park. Community Development Director Tracy Lankford stated the City has no objections to the final plat. A motion was made by Travis Bailey, seconded by Mike Hix, to approve the Final Plat of Moonlight Park Phase IV. All five in favor, final plat approved.*
4. **Adjourn.** *A motion was made by Travis Bailey, seconded by Mike Hix, to adjourn meeting. All five in favor, meeting adjourned at 6:03PM.*

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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 # 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: 7/28/2021

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

# 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: Garden Homes

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): \_\_\_\_\_

**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.

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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: 7/29/2021

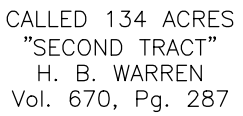
Name of Applicant/Representative: Clark & Fuller, PLLC Phone No: 254-899-0899

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

Email Address: jfuller@clark-fuller.com

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





PRELIMINARY PLAT FOR  
INSPECTION PURPOSES ONLY



# HEWITT TEXAS

## PLANNING AND ZONING PLAT APPLICATION

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

☒ Preliminary    ☐ Final    ☐ Amended    ☐ Administrative    ☐ Re-plat

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

Legal Description of Property: 65.58 ac. James Prowl Survey, Ab 817

Carlos Ocampo Survey, Ab. 31

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.

Southwest side of FM 1695 (S. Hewitt Dr.) across from Agile St.

Number of Lots: 217    Number of Acres: 65.58    Flood Zone: X

Zoning Classification: R-1    Proposed Zoning Use: R-1, R-1-G, Commercial

Are variances being requested? If yes, please explain.

Please provide the following recording information and a copy of the document(s) listed below with this application:

Ownership (deed): Doc. #/MCC No.: MCC # 131085

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:

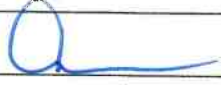
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates 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.

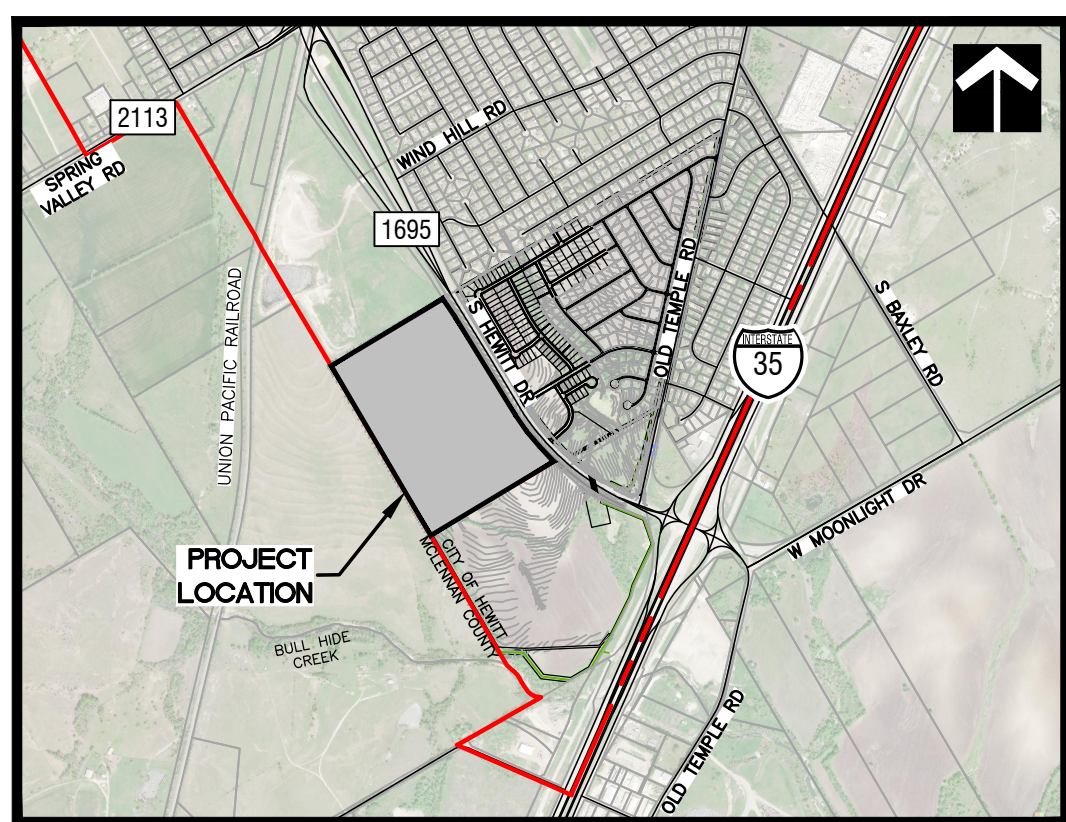
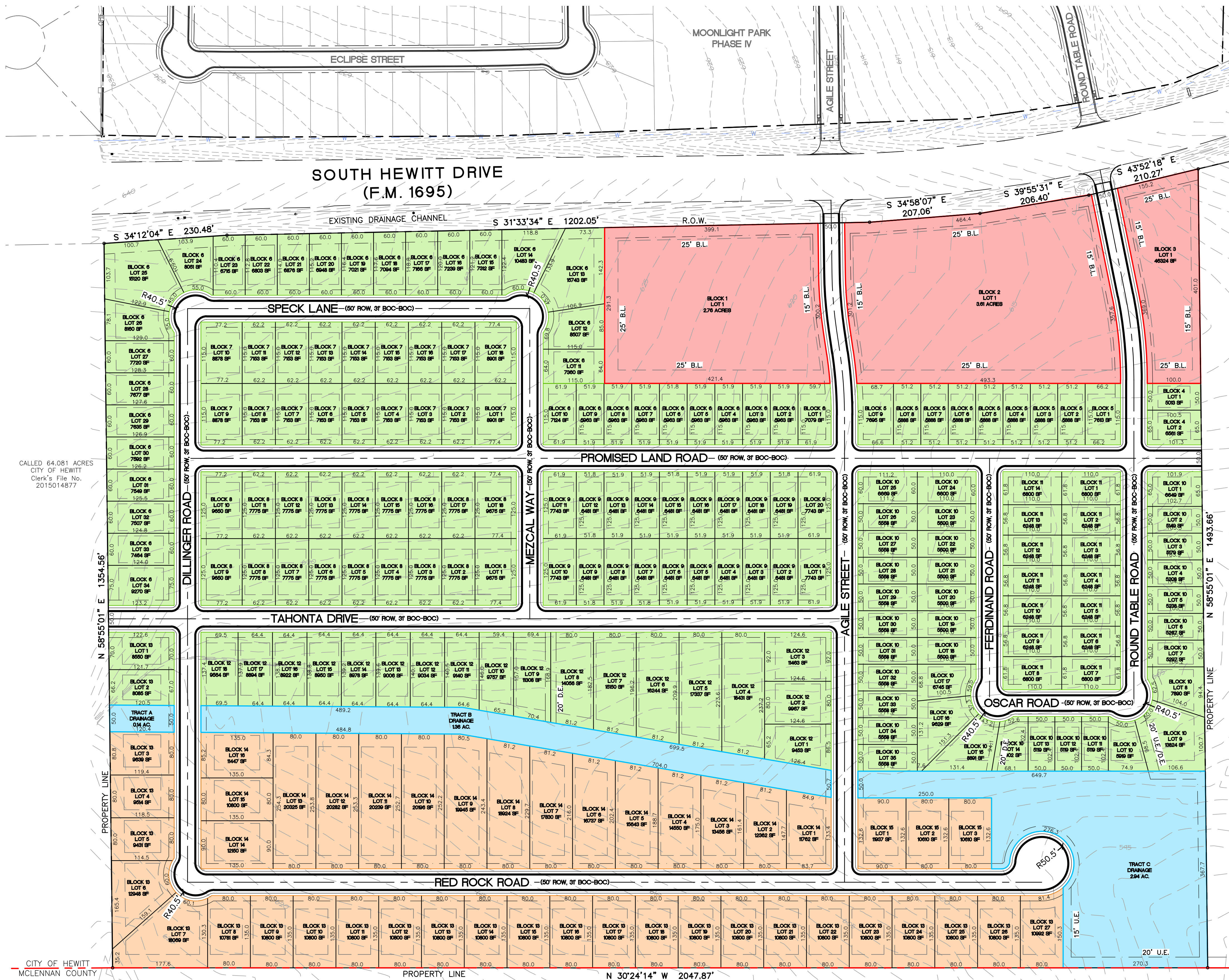
I, understand that in the event the undersigned is not present or represented at the public hearing, the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning 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: Turner Behringer Development, LLC  
Telephone Number: (254) 732-5288  
Mailing Address: 8416 Old McGregor Rd. Waco 76712  
Email Address: cody@kunkelcustomhome.com  
Signature of Property Owner:   
Date: 9/28/2021

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: 9/27/21





SITE VICINITY MAP

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 48309C0540D, DATED DECEMBER 19, 2019 AND IS APPROXIMATE.

OWNER/DEVELOPER:

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

REGISTERED PROFESSIONAL LAND SURVEYOR:

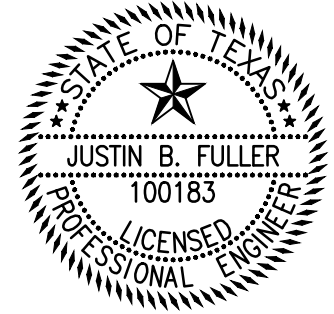
ALL COUNTY SURVEYING, INC.  
4330 S 5TH STREET  
TEMPLE, TEXAS 76502  
(254) 778-2272

REGISTERED PROFESSIONAL ENGINEER:

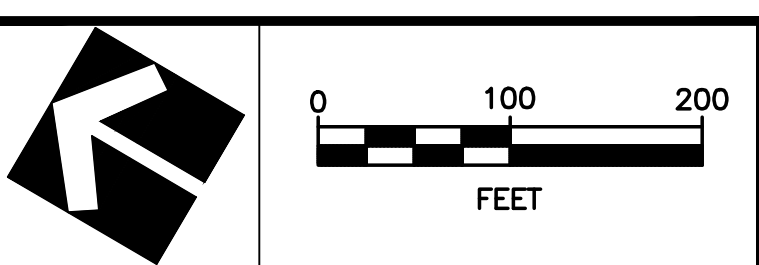
CLARK & FULLER, PLLC  
215 N. MAIN ST.  
TEMPLE, TEXAS 76501  
254-899-0899

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 PLAT.



Justin B. Fuller  
11-22-2021  
JUSTIN B. FULLER  
REGISTRATION NUMBER 100183



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'
10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE	
20' UTILITY EASEMENT ALONG SOUTH HEWITT DR (UNLESS OTHERWISE NOTED)	

Revisions

Date: Remarks:



BULL HIDE ESTATES  
NEW RESIDENTIAL SUBDIVISION

HEWITT, TEXAS

PRELIMINARY PLAT

DRAWING STATUS

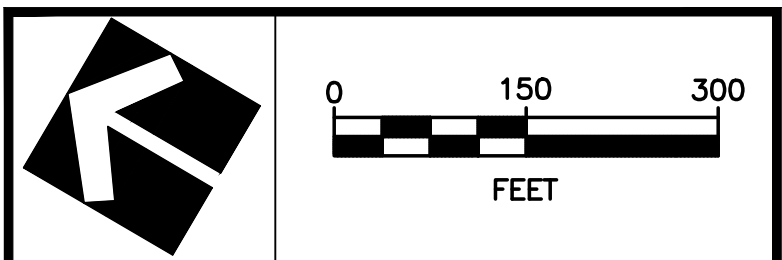
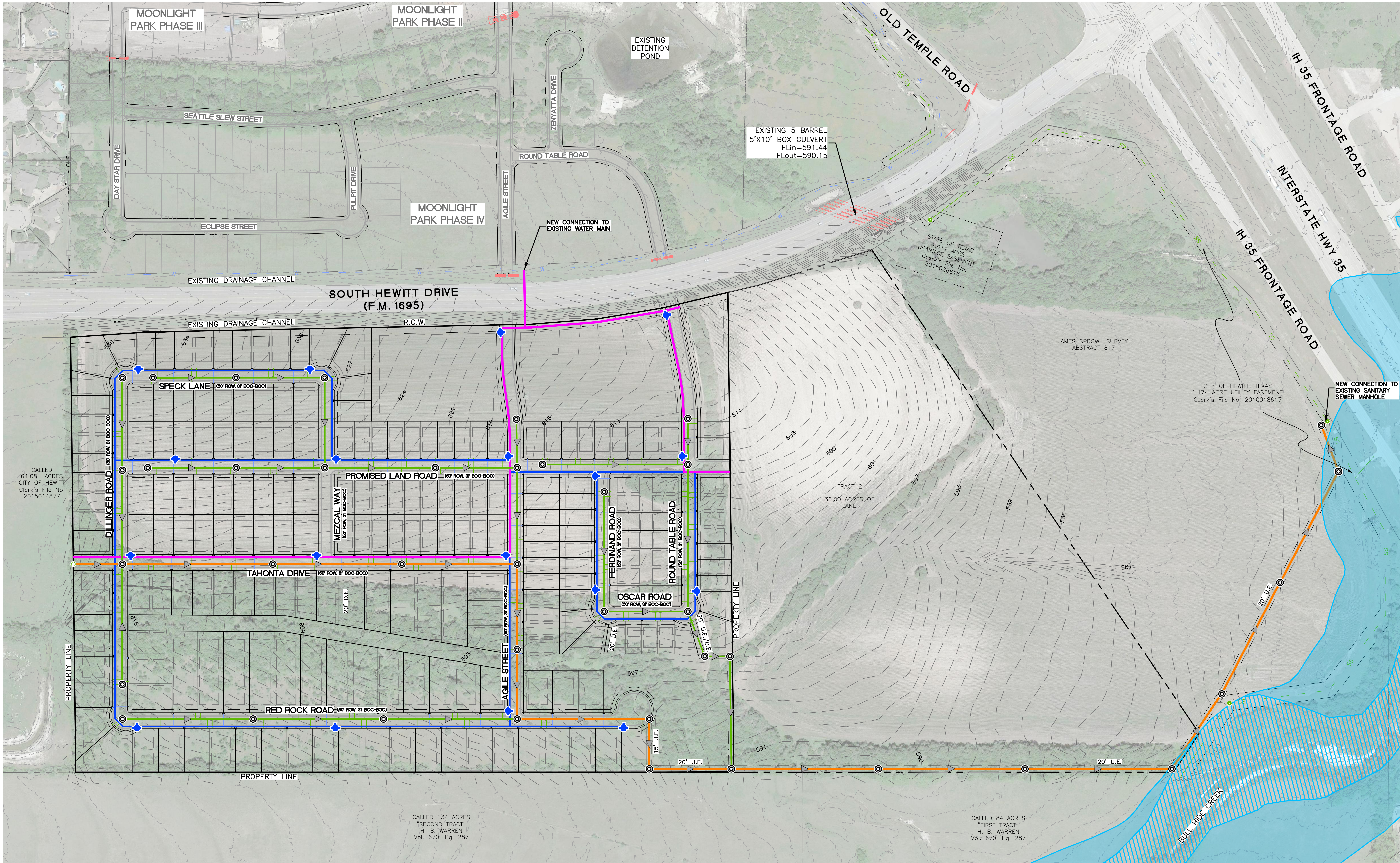
THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF JUSTIN B. FULLER P.E. 100183, CLARK & FULLER, PLLC FIRM NO: F-10384.

☒ 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	11-22-2021





- LEGEND**
- NEW 8" PVC SDR 26 SANITARY SEWER MAIN
  - NEW 10"/12" PVC SDR 26 SANITARY SEWER MAIN
  - SANITARY SEWER DIRECTIONAL FLOW ARROW
  - NEW SANITARY SEWER MANHOLE
  - NEW SANITARY SEWER CLEANOUT
  - EXISTING SANITARY SEWER MANHOLE
  - NEW 8" PVC C900 DR18 WATER MAIN
  - NEW 12" PVC C900 DR18 WATER MAIN
  - NEW FIRE HYDRANT
  - APPROXIMATE LIMITS OF FEMA FLOOD HAZARD ZONE AE, AS PER F.I.R.M. PANEL NO. 48309C05400, DATED DECEMBER 19, 2019
  - APPROXIMATE LIMITS OF FEMA FLOODWAY, AS PER F.I.R.M. PANEL NO. 48309C05400, DATED DECEMBER 19, 2019

Revisions	
Date:	Remarks:



**BULL HIDE ESTATES**  
NEW RESIDENTIAL SUBDIVISION  
HEWITT, TEXAS

**TOPOGRAPHIC AND  
UTILITY MAP**

**DRAWING STATUS**

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2