

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

July 11, 2023 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

AGENDA

Commission: Walter H. Peterson, Chairman

Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix, Paul Lasater

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 6 PM in the City of Hewitt Council Chambers unless otherwise posted.

CALL TO ORDER

REGULAR AGENDA ITEMS

1. Discussion, consideration, action if any: The Final Plat of Nature Valley Addition
2. Consider approval of minutes for the May 2, 2023, Planning and Zoning Commission regular meeting.

ADJOURNMENT

I, the undersigned authority, do hereby certify that the above notice of a 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 on July 7, 2023, by 5:00 PM.

CITY OF HEWITT

Brittney Cantu

Brittney Cantu
City of Hewitt Zoning Secretary

In compliance with the Americans with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with accessible parking available at the front of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting by calling the Zoning Secretary at 254.666.6173.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	4.50'	7.07'	6.37'	N 75°17'23" W	90°04'24"
C3	75.00'	11.87'	11.85'	S 55°08'29" W	9°03'52"
C4	4846.61'	17.26'	17.26'	N 59°05'19" E	0°12'15"
C5	1195.93'	79.86'	79.85'	S 56°45'43" W	3°49'34"
C6	1195.93'	125.87'	125.82'	S 51°50'01" W	6°01'50"
C7	50.00'	52.24'	49.90'	N 19°45'21" E	59°52'04"
C8	13.00'	13.04'	12.50'	N 18°33'30" E	57°28'22"
C9	175.00'	10.12'	10.12'	S 48°57'07" W	3°18'52"
C10	1195.93'	123.02'	122.96'	N 45°52'18" E	5°53'37"
C11	50.00'	52.35'	49.99'	N 79°41'08" E	59°59'30"
C12	50.00'	76.88'	69.53'	N 26°16'14" W	88°05'47"
C13	13.00'	11.26'	10.91'	N 70°36'59" E	49°37'42"
C14	50.00'	67.78'	47.69'	N 66°56'53" E	56°57'53"
C15	125.00'	144.63'	136.70'	N 06°14'36" E	66°17'42"
C16	125.00'	59.03'	58.48'	N 03°40'23" E	27°03'27"
C17	125.00'	21.17'	21.14'	S 22°03'11" W	9°42'08"
C18	125.00'	19.78'	19.76'	N 55°08'29" E	9°03'52"
C19	4.50'	7.07'	6.36'	S 84°23'27" E	90°00'00"
C20	75.00'	86.78'	82.02'	N 06°14'36" W	66°17'42"
C21	54.50'	59.72'	56.77'	S 61°38'37" E	62°46'53"
C22	54.50'	25.96'	25.72'	N 73°19'11" E	27°17'31"
C23	225.01'	18.88'	18.87'	S 48°12'20" W	4°48'25"

LINE	BEARING	DISTANCE
L1	S 59°40'25" W	90.49'
L2	N 30°15'11" W	107.20'
L3	N 59°11'26" E	94.70'
L4	S 30°24'32" E	112.49'
L5	N 59°11'26" E	80.00'
L6	N 30°24'31" W	113.15'
L7	N 59°40'25" E	80.00'
L8	N 59°11'26" E	62.90'
L9	N 30°17'23" W	112.36'
L10	S 50°36'33" W	3.50'
L11	N 59°40'25" E	64.65'
L12	N 35°09'04" W	102.67'
L13	S 50°36'33" W	89.57'
L14	N 41°10'54" W	67.22'
L15	N 50°36'33" E	71.93'
L16	N 55°44'26" W	98.85'
L17	S 46°53'56" W	104.80'
L18	N 55°44'26" W	137.87'
L19	N 59°23'52" E	164.87'
L20	N 55°44'26" W	37.31'
L21	N 26°53'52" E	215.30'
L22	S 39°23'27" W	26.23'
L23	S 88°48'33" E	171.68'
L24	S 39°23'27" W	26.23'
L25	S 50°36'33" W	97.43'
L26	S 63°05'45" E	131.62'
L27	N 26°53'52" E	80.00'
L28	S 63°05'45" E	129.84'
L29	N 26°54'15" E	58.93'
L30	S 26°54'15" W	80.00'
L31	N 26°53'52" E	80.00'
L32	S 63°05'45" E	129.85'
L33	N 26°53'52" E	80.00'
L34	S 63°05'45" E	129.86'
L35	N 26°54'15" E	80.00'
L36	N 26°54'15" E	80.00'
L37	N 26°53'52" E	126.87'
L38	N 26°54'15" E	97.99'
L39	S 63°05'45" E	116.06'
L40	S 21°25'07" E	104.28'
L41	S 59°40'25" W	72.18'
L42	N 30°25'35" W	89.72'
L43	S 63°05'45" E	79.34'
L44	S 59°40'25" W	124.31'
L45	S 39°23'27" E	26.23'
L46	N 26°54'15" E	101.29'
L47	S 50°36'33" W	8.56'
L48	N 26°54'15" E	81.60'
L49	N 59°40'25" E	38.65'
L50	S 30°15'11" E	106.72'
L51	S 59°11'26" W	37.81'
L52	S 12°57'25" E	61.22'
L53	S 67°39'18" E	25.04'
L54	S 77°22'35" E	123.56'
L55	N 68°35'29" E	79.99'
L56	S 26°53'52" W	54.20'

BEING all that tract of land located in the Carlos O'Camp Grant, Abstract No. 32 in the City of Hewitt, McLennan County, Texas, being all of that called 2.39 acres of land and called 2.27 acres of land as described in a deed to Neighborhood Housing Services, Inc as recorded in McLennan County Clerk's Document (M.C.C.D.) 2017038749 of the Official Public records McLennan County Texas (O.P.R.M.C.T.) and being all of that called 2.05 acres of land as described in a deed to NHS of Waco, Inc as recorded in M.C.C.D. 2009038756 of the O.P.R.M.C.T., and being also being all of that called 1.258 acres of land as described in a deed to Neighborhood Housing Services, Inc as recorded in M.C.C.D. 2018014847 of the O.P.R.M.C.T., and further described as follows:

Beginning at a 1/2 steel rod found at the intersection formed by the northeast line of said 2.05 acres and the southwest line of called Lot 1, Block 1 of the Athey Acres Addition, Volume 1471, Page 647 of the Deed Records McLennan County Texas (D.R.M.C.T.) with the southeast line of F.M. Highway 2113 (Spring Valley Road)

THENCE South 55 degrees 44 minutes 26 seconds East, 266.29 feet with the common line of said 2.05 acres, 2.39 acres passing the southeast line of Lot 1, Block 1 of the Athey Acres Addition, Volume 1471, Page 647, and with Lot 2, Block 1 Athey Addition, M.C.C.D. 2016002878 of the O.P.R.M.C.T. and called 2.0 acres of land as described in a deed to Walter L. and Flora L. Athey Volume 1097, Volume 655 of the D.R.M.C.T. to a 1/2 steel rod found at the southeast corner of said 2.39 acres and the north corner of Lot 4, Block 1 of the Collier Addition, Volume 1353, Page 382;

THENCE South 26 degrees 53 minutes 52 seconds West, 764.60 feet with the common line of said 2.39 acres, and with Lot 4, and with Lot B4, Block 1 of the Collier Addition, recorded in Volume 1366, Page 625 of the D.R.M.C.T.; Lot 2, Block 1 of the Collier Addition, recorded in Volume 1297, Page 134 and Lot 1, Block 1 of the Collier Addition, recorded in Volume 1266, Page 196 to a 1/2 steel rod, capped 1519 SURVEYING" found at a southeast corner of said 2.39 acres, being also the east corner of Lot 8, Block 1 of the Collier Addition, Phase 3, recorded in M.C.C.D. 2015029962 of the O.P.R.M.C.T.;

THENCE North 43 degrees 15 minutes 01 seconds West, 397.74 feet with the common line of said 2.39 acres, 2.27 acres and with Lot 8, passing the northwest line of Lot 8 and with the northeast right of way of Nash Drive and with Lots 8, 7, 6, 5 Block 3 of the Collier Addition Phase 3, recorded in M.C.C.D. 2016024679 of the O.P.R.M.C.T. to a 1/2 steel rod, capped 1519 SURVEYING" found and being in southwest line of said 2.27 acres, and being the east corner of said 1.258 acres being also the north corner of Lot 5;

THENCE South 77 degrees 02 minutes 35 seconds West, 256.48 feet with the common line of said 1.258 acres and Lots 5, 4, 3, 2, Block 3 to a 1/2 steel rod, capped 1519 SURVEYING" set at a southeast corner of said 1.258 acres, being also the northwest corner of Lot 2;

THENCE South 68 degrees 19 minutes 04 seconds West, 31.93 feet with the common line of said 1.258 acres and Lot 2 passing the southwest line of Lot 2 and with Lot 1 to a 1/2 steel rod, capped 1519 SURVEYING" found at a south corner of said 1.258 acres, and being the west corner of Lot 1, being also the east corner of Lot 47, Block 2;

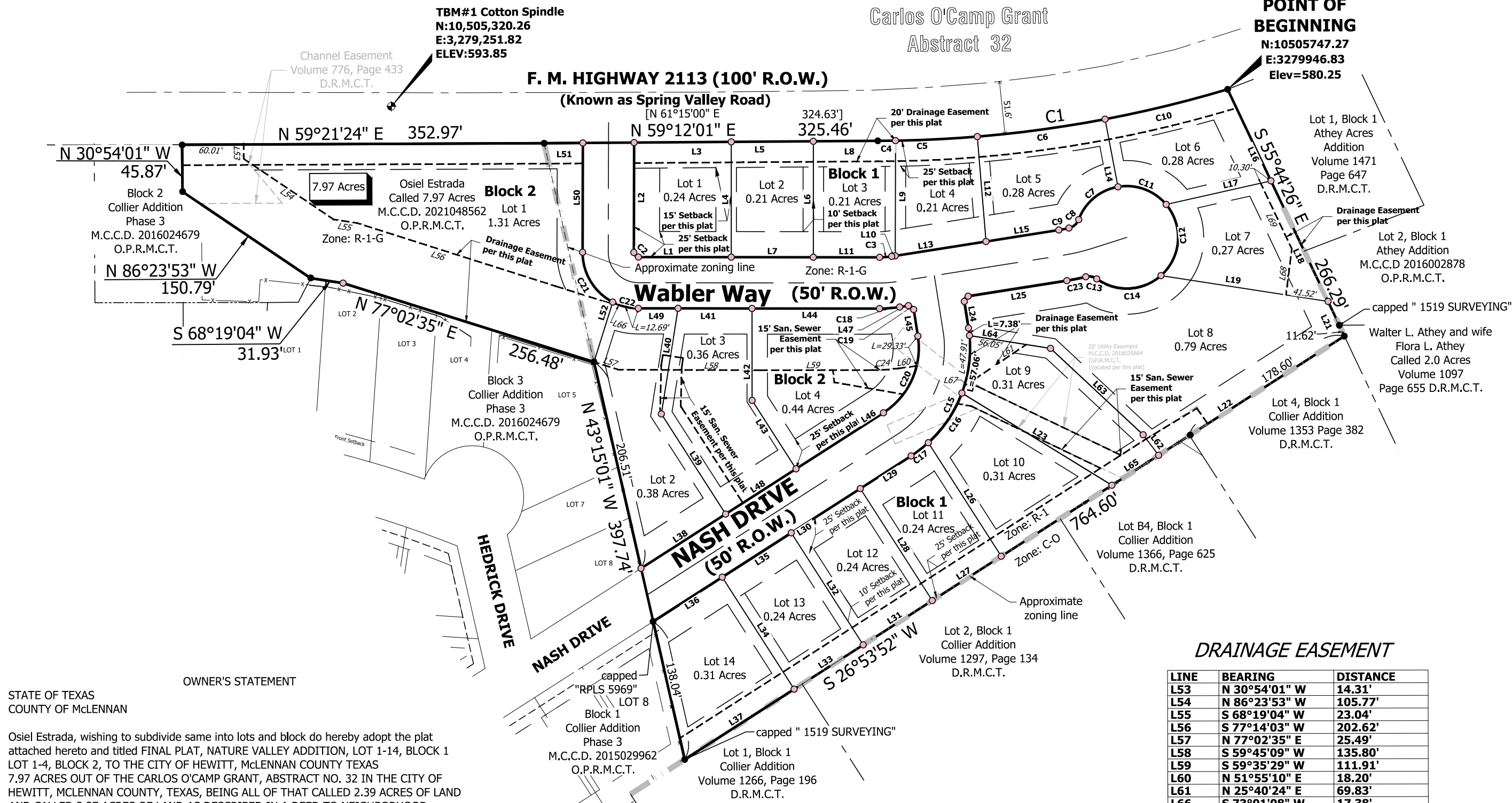
THENCE North 86 degrees 23 minutes 53 seconds West, 150.79 feet with the common line of said 1.258 acres and Lot 47 to a 1/2 steel rod, capped 1519 SURVEYING" found at the southwest corner of said 1.258 acres and being the northeast corner of Lot 47;

THENCE North 30 degrees 54 minutes 01 seconds West, 45.87 feet continuing with the same to a 1/2 steel rod found at the southwest corner of said 1.258 acres, and being the northwest corner of Lot 47 in the southeast line of F.M. Highway 2113 (Spring Valley Road);

THENCE North 59 degrees 21 minutes 24 seconds East, 352.97 feet with the common line of 1.258 acres and F.M. Highway 2113 (Spring Valley Road) to a 1/2 inch steel rod found at the north corner of said 1.258 acres and being the southwest corner of said 2.05 acres;

THENCE North 12 minutes 01 seconds East, 325.46 feet with the common line of 2.05 acres and F.M. Highway 2113 (Spring Valley Road) to a 1/2 inch steel rod found;

THENCE northeast 346.01 feet with a curve to the left having a radius of 1195.93 feet and a central corner of 16 degrees 34 minutes 37 seconds (chord bears North 51 degrees 12 minutes 48 seconds East, 344.81), continuing with the same to the POINT OF BEGINNING, CONTAINING 7.97 ACRES



OWNER'S STATEMENT

STATE OF TEXAS
COUNTY OF MCLENNAN

Osiel Estrada, wishing to subdivide same into lots and block do hereby adopt the plat attached hereto and titled FINAL PLAT, NATURE VALLEY ADDITION, LOT 1-14, BLOCK 1 LOT 1-4, BLOCK 2, TO THE CITY OF HEWITT, MCLENNAN COUNTY TEXAS, 7.97 ACRES OUT OF THE CARLOS O' CAMP GRANT, ABSTRACT NO. 32 IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CALLED 2.39 ACRES OF LAND AND CALLED 2.27 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2017038749 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS AND BEING CALLED 2.05 ACRES OF LAND AS DESCRIBED IN A DEED TO NHS OF WACO, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2009038756 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS, AND BEING ALSO CALLED 1.258 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018014847 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS AS OUR legal subdivision of same and do hereby dedicate all rights of way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the Public and City of Hewitt, Trustee of the Public to hold these easements and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights of way or easements. The sale of the lot shown on this plat shall be made therewith subject to restrictions and the conditions recorded in McLennan County, Texas Real Property Records pertaining to such subdivision.

by: Osiel Estrada
2601 Grim Avenue
Waco, TX 76707

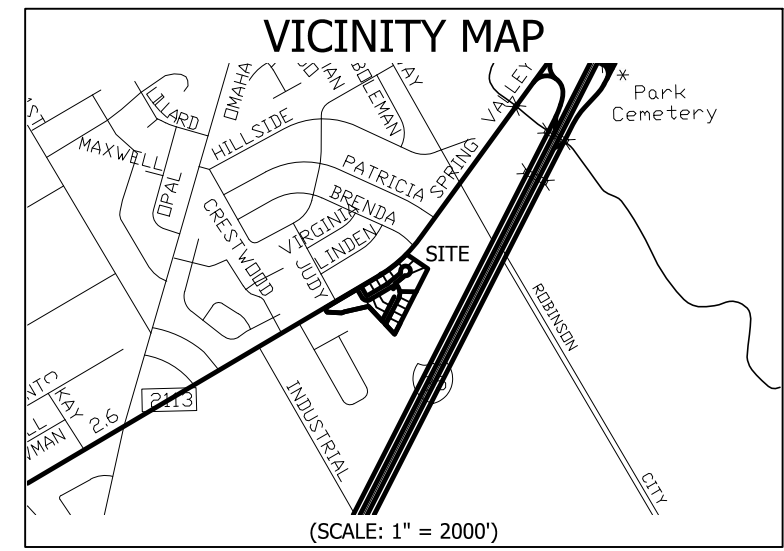
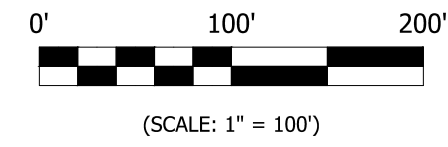
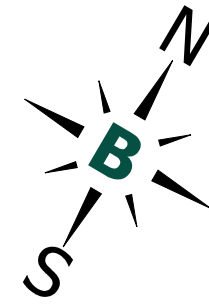
STATE OF TEXAS
COUNTY OF MCLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Osiel Estrada, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires _____

This area reserved for county recodation information.



LEGEND

- - Exterior monuments shall be set in concrete per ordinance.
- - 1/2 Inch Steel Rod found unless otherwise stated
- - Telephone Pedestal
- ⊕ - Manhole
- ⊖ - Water Valve
- ⋈ - Guy Wire
- - Power Pole
- ⋈ - Fire Hydrant
- E — Power Line
- M.C.C.D. - McLennan County Clerk's Document
- O.P.R.M.C.T. - Official Public Records of McLennan County, Texas
- D.R.M.C.T. - Deed Records McLennan County Texas
- [] - Record

**FINAL PLAT
NATURE VALLEY ADDITION
LOT 1-14, BLOCK 1
LOT 1-4, BLOCK 2
TO THE CITY OF HEWITT, MCLENNAN
COUNTY TEXAS**

7.97 ACRES OUT OF THE CARLOS O' CAMP GRANT, ABSTRACT NO. 32 IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CALLED 2.39 ACRES OF LAND AND CALLED 2.27 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2017038749 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS AND BEING CALLED 2.05 ACRES OF LAND AS DESCRIBED IN A DEED TO NHS OF WACO, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2009038756 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS, AND BEING ALSO CALLED 1.258 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018014847 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS

1519 Job No.: 10109	Drawn By: REP
Sheet 1 of 1	Reviewed By: JDD
Property Address: Spring Valley Road Hewitt, Texas 76643	Prepared For: Osiel Estrada

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on November 22, 2021; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Date: June 9, 2023
James David Dossey
R.P.L.S. 6112

Purpose:

Date of Release: _____, 2021

DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L53	N 30°54'01" W	14.31'
L54	N 86°23'53" W	105.77'
L55	S 68°19'04" W	23.04'
L56	S 77°14'03" W	202.62'
L57	N 77°02'35" E	25.49'
L58	S 59°45'09" W	135.80'
L59	S 59°35'29" W	111.91'
L60	N 51°55'10" E	18.20'
L61	N 25°40'24" E	69.83'
L66	S 73°01'08" W	17.38'
L67	S 69°26'29" W	1.90'
L68	S 23°13'48" E	45.29'
L69	S 55°45'34" E	70.88'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C24	185.00'	24.77'	24.75'	N 55°45'20" E	7°40'19"

NOTES:

- Electricity provided by Oncor.
- Current Zoning: R-1 (Single Family District).
- No fire hydrants are located in front of proposed Lots along Spring Valley Road.
- Unless otherwise shown, all utility easements are 10' wide at ground elevation to 13' above ground and 15' wide from 13' upward, reference Hewitt City Ordinance No. 05-07-4.
- Found monuments delineating part of the exterior subdivision boundary shall be left as found. Exterior monuments shall be set in concrete, shall be set in accordance with Appendix B, Part II, Section 1.1 of the Hewitt, Texas Code of Ordinances, and shall be 1/2 inch steel rods set with plastic cap stamped "BOWMAN".
- PROJECT BENCHMARK: Cotton Spindle
- Northing: 10505320.26; Easting: 3279251.82; ELEV: 593.85
- The approximate location of the waterlines shown hereon are based on above ground evidence. NOTE: Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
- The site plan and plat will restrict driveway connection to Wabler Way within 85 LF of the Block 2, Lot 1 NE property corner.

NOTES:

- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
- No flood zone determination was made as part of this survey.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from GEOID Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, CORS Adjustment (NAD83 (NA2011)).

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

May 2, 2023 at 6:00 PM

Hewitt Public Safety Training Facility, 100 Patriot Court, Hewitt, TX 76643

MINUTES

Commission: Walter H. Peterson, Chairman

Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix, Paul Lasater

City Staff: Bo Thomas - City Manager, Miles Whitney - City Engineer, Tracy Lankford -
Community Development Director, Brittney Cantu - Zoning Secretary

CALL TO ORDER

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

Staff Present: Tracy Lankford, Community Development Director

Chairman Walt Peterson called the meeting to order at 6:00PM.

PUBLIC HEARINGS

1. Consider a request of Patrick Matus to rezone the property located at O'Campo C Abstract 32 McLennan CAD Property ID Number 138893 located in the 700 Block of North Old Temple Road from B-P Business Park to R-4 Multi-Family Residential.

Public Hearing opened at 6:01PM. Speaking in favor of project: Patrick Matus, applicant. Mr. Matus stated he wants to re-zone this property, which is about 28 acres in total, in order to put around 500 - 575 apartment units on this property. These would be garden style apartments similar to The Icon Apartments. Mr. Matus stated this is approximately a 90 million dollar project, and says he believes this will draw more business in to the area. Pete Matek, representative of business at 907 Old Temple Road: Mr. Matek expressed concerns about traffic to this area. Tracy Lankford stated there will be a traffic study required to be done prior to property being built.

2. Consider a request of Patrick Matus to rezone the properties located at Commerce Park @ I-35, Lot 11b, Block 2, and Lot 13, Block 2 located in the 600 Block of Alliance Parkway from M - Manufacturing District to R-4 Multi-family Residential District.

Mr. Matus stated this is part of the re-zone request on Item 1. Tracy Lankford stated these are two different properties that would allow the apartment complex to tie into Alliance Parkway. Question was brought up about drainage; Tracy Lankford stated there will be a drainage study required for this project. Public Hearing closed at 6:11PM

REGULAR AGENDA ITEMS

3. Consider a request of Patrick Matus to rezone the property located at O'Campo C Abstract 32 McLennan CAD Property ID Number 138893 located in the 700 Block of North Old Temple Road from B-P Business Park to R-4 Multi-Family Residential.
A motion was made by Paul Lasater, seconded by Dustin Crawford, to recommend approval of re-zone request. All seven in favor, motion to go before City Council May 15, 2023.
4. Consider a request of Patrick Matus to rezone the properties located at Commerce Park @ I-35, Lot 11b, Block 2, and Lot 13, Block 2 located in the 600 Block of Alliance Parkway from M - Manufacturing District to R-4 Multi-family Residential District.
A motion was made by Dustin Crawford, seconded by Mike Hix, to recommend approval of re-zone request. All seven in favor, motion to go before City Council May 15, 2023.
5. Consider approval of minutes for the April 4, 2023 Planning and Zoning Commission Regular Meeting.
A motion was made by Travis Bailey, seconded by Bobby Drake, to approve the minutes as submitted but allow for corrections. All seven in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 6:14PM.

Approved: _____

ATTEST:

Brittney Cantu, Planning & Zoning
Secretary

Tracy Lankford, Director