

HEWITT TEXAS

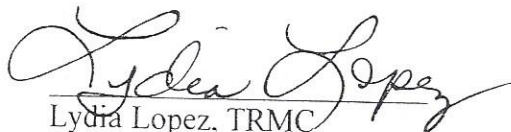
NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a Dinner Workshop meeting of the governing body of the City of Hewitt will be held on the 18th day of November, 2013 at 5:30 PM in Hewitt City Hall, 105 Tampico Drive, Hewitt, Texas, at which time the following subjects will be discussed:

1. City Manager's update on municipal business:
 - a. Report from City Engineer including review and discussion of Capital Improvement Projects.
 - b. Briefing and discussion concerning Library appointments.
 - c. Briefing and discussion concerning masonry in commercial and industrial zoning districts.
 - d. Briefing and discussion concerning refunding of bond.
 - e. Briefing and discussion concerning Public Safety Facility.
 - f. Briefing and discussion concerning Public Safety operations – Police & Fire (K-9 Demonstration)
2. Review regular meeting agenda items.
3. Convene Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:
 - Pursuant to § 551.087 – Deliberation regarding Economic Development Negotiations.
4. Close Executive Session.
5. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 5:30 AM/PM on November 14, 2013.

CITY OF HEWITT


Lydia Lopez, TRMC
City 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 or Braille, are requested to contact the Hewitt City Secretary at (254) 666-6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a Regular meeting of the governing body of the City of Hewitt will be held on the 18th day of November, 2013 at 7:00 PM in the City Council Room at Hewitt City Hall, 105 Tampico Drive, Hewitt, Texas, at which time the following subjects will be discussed:

1. Pledge of Allegiance to the U.S. Flag
2. Consider approval of minutes of the Council Dinner Workshop/Regular Meeting of November 4, 2013.
3. Hear visitors on matters pertaining to city business.
4. Consider and take appropriate action to allow accrual of sick leave up to 720 hours for non-civil service employees.
5. Consider and act on an ordinance of the City of Hewitt, Texas, amending Chapter 78, "Utilities", adding Section 78-7 Water and Wastewater Consumption Rate for New Construction, providing for repeal of conflicting ordinances, providing for severability; providing for publication in caption form; and providing an effective date.
6. Consider and take appropriate action concerning an Ordinance amending Part II, Appendix A: Zoning, Section 9.102 Residential Accessory Buildings, and Section 12.102 Definitions, of the Code of Ordinances of the City of Hewitt, Texas; regulating and defining certain residential accessory buildings, providing for severability, providing an effective date.
7. Consideration of and action on a resolution amending the current fee schedule setting fees for various city services and consolidating those fees for convenience; providing for an effective date.
8. Consider and take appropriate action to rescind the temporary moratorium concerning construction of residential accessory buildings.
9. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 5:30 AM on November 14, 2013

CITY OF HEWITT


Lydia Lopez, TRMC
City 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 or Braille, are requested to contact the Hewitt City Secretary at (254) 666-6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

WORKSHOP ITEM #1 a.

HEWITT TEXAS

CITY ENGINEER'S REPORT

November 14, 2013

Note: All schedules, dates and references to completion dates are approximate and subject to change.

Street Improvements:

Devonshire Street & Drainage Improvements

The contractor has finished asphalt paving on Devonshire. They are now working on the related concrete pilot channel in the detention pond. Recent rains will delay work for several days. The detention pond was sufficiently complete to hold back a lot of water from the Oct. 26th heavy rains. Had it not have been in place, there would have been considerable flooding in the Westchester Addition.

I-35 Widening - Utility Adjustments:

Under construction; Lift Station No. 1 – The new Lift Station No. 1 is in operation. Work is finishing on the sewer and water line relocations and that work should be complete in the next few days This project is under contract with TXDOT as is the completion timeline.

Water Utility Improvements:

Commerce Park Water Plant:

The contracts for the 1 Million Gallon Composite Elevated Storage Tank have been signed and a pre-construction conference is scheduled for Dec. 11, 2013. They have already started preliminary work.

Ritchie Road Plant and Well Electrical System Improvements:

Due to the electrical engineer's heavy project load, it will be the first of December before he can start on the plans and specifications for this project.

Wastewater Utility Improvements:

Lift Station No. 2 Replacement:

The pre-construction conference was held October 18, 2013. The contractor is submitting review materials for the equipment to be used in the project.

HEWITT TEXAS II

Patriot Court – Street, Drainage and Water/Sewer Utilities:

The project is being advertised for bids with a bid opening scheduled for Nov. 21, 2013. The bids will be presented to the Council, for a contract award, at the December 2, 2013 meeting.

By:


William E. Aston, P.E.



HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 18, 2013

AGENDA ITEM #: 2

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the Council Dinner Workshop/Regular Meeting of November 4, 2013.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a draft copy of the minutes of the meeting. Please review and advise if any corrections are needed.

ATTACHMENTS:

Draft minutes

HEWITT TEXAS

MINUTES OF A CITY COUNCIL DINNER WORKSHOP/MEETING HEWITT CITY HALL – 105 TAMPICO DRIVE November 4, 2013 - 5:30/7:00 PM

Members Present: Mayor Ed Passalugo (presiding); Mayor Pro Tem Wilbert “Walky” Wachtendorf; Council Members James Vidrine, Travis Bailey, Bill Fuller and Alex Snider

Members Absent: Council Member Ronnie McNiel

Staff Present: City Attorney Charlie Buenger, Engineer Bill Aston, Engineer In Training (EIT) Miles Whitney, City Manager Adam Miles, Assistant City Manager James Barton, Utilities Director James Black, Library Director Waynette Ditto, Police Chief Jim Devlin, Fire Chief Lance Bracco, HR/Civil Service Director Susana Garcia-Gilmore, Deputy Police Chief Tuck Saunders, Finance Director Lee Garcia, and City Secretary Lydia Lopez

Workshop – 5:30 PM

1. City Manager presented an update on municipal business:
 - a. Report from City Engineer including review and discussion of Capital Improvement Projects.
 - b. Briefing and discussion concerning drainage issues was held.
 - c. Briefing and discussion concerning masonry in commercial and industrial zoning districts was held.
 - d. Briefing and discussion concerning December 14, 2013 Christmas Parade - “It’s a K-9 kind of Christmas” was held.
 - e. Briefing and discussion concerning employee accrual of sick leave was held.
 - f. Briefing and discussion concerning Public Safety Facility was held.
 - g. Briefing and discussion concerning Public Safety operations – Police & Fire was held.
2. The regular meeting agenda items were reviewed.
3. **NOTE: The Executive Session was held after the Regular Session.**
4. Adjourn. *A motion was made by Ronnie McNiel and seconded by Travis Bailey to adjourn the Dinner Workshop at 6:57 pm.*

REGULAR SESSION – 7:00 PM

1. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG** - Mayor Passalugo invited HR/Civil Service Director Susana Garcia-Gilmore to lead the Pledge of Allegiance.
2. **CONSIDER APPROVAL OF MINUTES OF THE SPECIAL CALLED DINNER WORKSHOP/MEETING OF OCTOBER 21, 2013.** *A motion was made by Alex Snider and seconded by Wilbert "Walky" Wachtendorf to approve the minutes as submitted but allow for additional corrections; all six in favor, motion passed.*
3. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.**
Bob Potter, 409 W. Wall, asked Council to consider average winter water uses when estimating sewer charges.
Steve Patrick, 1195 Fossil Rim Rd., spoke to complain about newspaper article written about sewer rates for new construction.
4. **CONSIDER REQUEST TO GRANT A SPECIAL EXCEPTION TO THE TEMPORARY MORATORIUM ON RESIDENTIAL ACCESSORY STRUCTURE AT 321 RUSSELL LANE.** Homeowner Thomas Tankersley appeared in support of request and to answer questions. *A motion was made by Bill Fuller and seconded by Travis Bailey to approve, all six in favor, motion passed.*
5. **CONSIDER REQUEST TO GRANT A SPECIAL EXCEPTION TO THE TEMPORARY MORATORIUM ON RESIDENTIAL ACCESSORY STRUCTURE AT 699 CASTLEMAN CREEK.** *A motion was made by Travis Bailey and seconded by Alex Snider to approve; all six in favor, motion passed.*
6. **CONSIDER AND TAKE APPROPRIATE ACTION CONCERNING ACCEPTANCE OF THE GUARANTEED MAXIMUM PRICE (GMP) FOR THE CONSTRUCTION OF THE PUBLIC SAFETY FACILITY FROM K4 CONSTRUCTION IN THE TOTAL AMOUNT OF \$3,630,524.00.** *A motion was made by Wilbert "Walky" Wachtendorf and seconded by Bill Fuller to approve, all six in favor, motion passed.*
7. **CONSIDER AND ACT ON AN ORDINANCE OF THE CITY OF HEWITT, TEXAS, AMENDING CHAPTER 78, "UTILITIES", ADDING SECTION 78-7 WATER AND WASTEWATER CONSUMPTION RATE FOR NEW CONSTRUCTION, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION IN CAPTION FORM; AND PROVIDING AN EFFECTIVE DATE.** *A motion was made by James Vidrine and seconded by Travis Bailey to table this item to the next meeting; all six in favor, motion passed.*

8. **ADJOURN.** *A motion was made by Bill Fuller and seconded by James Vidrine to adjourn the meeting at 7:11 p.m., all six in favor, motion passed.*

Executive Session

Mayor Passalugo convened the Executive Session at 7:15 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:

- Pursuant to § 551.087 – Deliberation regarding Economic Development Negotiations.

A motion was made by Bill Fuller and seconded by Alex Snider to adjourn the Executive Session to adjourn the Executive Session at 7:52 p.m.

Approved: November 18, 2013

Lydia Lopez, City Secretary

Ed Passalugo, Mayor

HEWITT TEXAS

ITEM #3 – HEARING OF VISITORS

CITIZEN PARTICIPATION AT MEETINGS

1. All citizens are encouraged to discuss matters of concern with the staff and individual council members prior to placing items on the agenda. Many times this will expedite a resolution or allow proper investigation of the matter for presentation to the entire council.

NO CITIZEN NOR STAFF MEMBER MAY SPEAK NOR OTHERWISE INTERRUPT ANY MEETING UNTIL RECOGNIZED BY THE PRESIDING OFFICER.

2. To maintain decorum at public hearings, the mayor will ask the citizens present if they wish to speak for or against the item on the agenda. If so, they will be given an opportunity to do so at the proper time, when recognized by the chair. If more than five citizens wish to address the council on any single agenda item, those citizens are advised to select spokespersons to present their case.
3. Citizens who wish to bring up a matter that pertains to city business or address an item on the agenda may do so, but only under the agenda item "Hear Visitors." **The council is prohibited by law from discussing or acting on any item that has not been posted on the agenda.**
4. **Citizens addressing the city council on items not on the agenda shall be limited to five minutes each. Total time for presentations on any one item or topic shall be limited to twenty-five minutes. The city council members shall not enter into discussion on any subject not properly placed on the agenda; however, the council members may ask questions for clarification purposes.**
5. As a general rule, citizens may not participate in the discussion of the council workshop session.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 18, 2013

AGENDA ITEM #: 4

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

Consider and take appropriate action to allow accrual of sick leave up to 720 hours for non-civil service employees.

STAFF RECOMMENDATION/ITEM SUMMARY:

Current city policy allows accrual of sick leave up to 480 hours (60 days) for non-civil service city employees. Due to State Law, Civil Service employees may accrue up to 720 hours (90 days) of sick leave. City staff is requesting for the Council to consider a change to the City Personnel Policy that would allow all employees to accrue sick leave up to the 720 hours. If approved, the city policy would be updated to reflect the change to city policy. The rate of accrual or policy concerning pay out would not change.

ATTACHMENTS:

None

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 18, 2013

AGENDA ITEM #: 5

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

Consider and act on an ordinance of the City of Hewitt, Texas, amending Chapter 78, "Utilities", adding Section 78-7 Water and Wastewater Consumption Rate for New Construction, providing for repeal of conflicting ordinances, providing for severability; providing for publication in caption form; and providing an effective date.

STAFF RECOMMENDATION/ITEM SUMMARY:

This agenda item was tabled at the November 4, 2013 Council meeting. This draft ordinance is presented for your consideration.

ATTACHMENTS:

Draft Ordinance

ORDINANCE NO. 2013-11-18-1

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS, AMENDING CHAPTER 78, "UTILITIES", ADDING SECTION 78-7 WATER AND WASTEWATER CONSUMPTION RATE FOR NEW CONSTRUCTION, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION IN CAPTION FORM; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS;

Section 1. Sec. 78-7 Water and Wastewater Consumption Rate for New Construction, of Chapter 78, of the Code of Ordinances of the City of Hewitt, pertaining to fees for City water and wastewater consumption is hereby established as follows:

Section 2. Water and Wastewater Consumption Rate For New Construction

Fees for Water and Wastewater consumption for new construction shall be due and payable to the utility billing department at the time the building permit for new construction is issued. The initial fee shall be based on initial consumption of 25,000 gallons of water and 5,000 gallons of wastewater. The fee will be calculated based on the rates currently in effect at the time the building permit is issued.

Section 3. Conversion to a Regular Account

The account will automatically convert to a regular account upon meeting one of the following conditions.

- (A) water consumption exceeding 25,000 gallons, or
- (B) final Certificate of Occupancy (CO) issued by the City, or
- (C) account name (holder) changing, or
- (D) six (6) months have passed since the time the original permit was issued.

Section 4: This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 5: If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 6: This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on the 18th day of November, 2013.

ATTEST:

CITY OF HEWITT, TEXAS

Lydia Lopez, City Secretary

Ed Passalugo, Mayor

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 18, 2013

AGENDA ITEM #: 6

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

Consider and take appropriate action concerning an Ordinance amending Part II, Appendix A: Zoning, Section 9.102 Residential Accessory Buildings, and Section 12.102 Definitions, of the Code of Ordinances of the City of Hewitt, Texas; regulating and defining certain residential accessory buildings, providing for severability, providing an effective date.

STAFF RECOMMENDATION/ITEM SUMMARY:

Members of the Planning and Zoning commission and City Council have worked together to develop revised regulations concerning residential accessory buildings. The attached proposed language is as a result of two joint work sessions. The Planning and Zoning Commission met on Tuesday, November 5, 2013 and recommended approval of this item by a vote of 5 to 1. If approved, the new regulations would become effective immediately.

ATTACHMENTS:

Draft Ordinance

ORDINANCE NO. 2013-11-18-1

AN ORDINANCE AMENDING PART II, APPENDIX A: ZONING, SECTION 9.102 RESIDENTIAL ACCESSORY BUILDINGS, AND SECTION 12.102 DEFINITIONS, OF THE CODE OF ORDINANCES OF THE CITY OF HEWITT, TEXAS; REGULATING AND DEFINING CERTAIN RESIDENTIAL ACCESSORY BUILDINGS, PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code authorizes the governing body of a municipality to regulate the erection, construction, reconstruction, alteration, repairs, or use of buildings, other structures or land; and

WHEREAS, the City of Hewitt City Council, City of Hewitt Planning and Zoning Commission and City of Hewitt Engineers and Staff met in a joint meeting on September 3, 2013 and October 1, 2013 where revised language was discussed and reviewed; and

WHEREAS, the City of Hewitt Planning and Zoning Commission considered and recommended approval of the revised language at their regular meeting held on November 5, 2013 by a vote of 5 to 1; and

WHEREAS, The City of Hewitt City Council met on November 18, 2013 to discuss and consider the proposed language as shown in Exhibit A.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS THAT:

Section 1. Findings. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Council hereby further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this ordinance are reasonable and necessary to protect the public health, safety and quality of life.

Section 2. Repeal Part II, Appendix A: Zoning, Section 9.102 Residential Accessory Buildings

Section 3. Adopt Revised Part II, Appendix A: Zoning, Section 9.102 Residential Accessory Buildings as shown in "Exhibit "A" and **amend Section 12.102 Definitions**, of the Code of Ordinances of the City of Hewitt, Texas as shown in Exhibit "B" as submitted on this date. Exhibit "A" and Exhibit "B" are attached hereto and incorporated by reference herein.

Section 4. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reason thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion of portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 5. Penalty. That a violation of this article shall be a misdemeanor and the penalty for violating this article shall be as provided for in sections 1-12 of the Code of Ordinances of the City of Hewitt, Texas, which shall be a maximum fine of \$2000.00, and each day a violation exists shall be a separate offense.

Section 6. Conflicts. Any ordinance or portions of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict only.

Section 7. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't Code.

Section 8. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't Code.

PASSED AND APPROVED THIS 18th DAY OF November 2013.

CITY OF HEWITT, TEXAS

Ed Passalugo, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

O. Charlie Buenger, City Attorney

EXHIBIT A

DRAFT PROPOSED LANGUAGE

Section 9.102. [Residential accessory buildings.]

The following regulations shall govern the location, size, and use of accessory buildings located in residential zoned districts R-1, R-2, R-3, R-4, and R-5.

- A. Permit Required: All residential accessory structures shall require a permit. Fees for permits shall be in accordance with the most recently adopted fee schedule as approved by the City Council.
- B. Site Plan Required: A site plan indicating the proposed location of the accessory building and other structures on the lot shall accompany the permit. Additionally, a description of materials used including color and roofing are required.
- C. Materials: All residential accessory structures and buildings shall be erected or constructed in a manner consistent with the materials and colors, including roof pitch and architectural style, of the main structure.
- D. Lot Coverage: Accessory structures may not occupy more than thirty (30) percent of the rear yard.
- E. Placement of residential accessory buildings: The placement of residential accessory buildings is regulated in accordance with the following:
 - 1. Residential accessory buildings may be detached or attached to the main building but shall not encroach in any required front yard.
 - 2. If detached, no accessory building shall be erected within ten (10) feet of any other building. Exception: A detached residential garage may be erected not less than five (5) feet from the main structure.
 - 3. An accessory building more than five (5) feet from a main building may be erected within two (2) feet of a side or rear lot line, but must be located at least sixty (60) feet from the front street line as measured from the back of the curb or edge of pavement.
 - 4. Detached Carports: Detached carports must be located ten (10) feet or more from any other building or structure. A detached carport may be erected within two (2) feet of a side or rear lot line, but must be located at least sixty (60) feet from any public right of way as measured from the back of the curb or edge of pavement.
- F. Height: No residential accessory building shall be erected, constructed, or placed with a roof plate line greater than ten (10) feet in height.

G. Masonry: Masonry veneering for residential accessory structures shall be regulated in accordance with the following:

1. Where masonry veneering is required, materials shall be consistent or similar in type and color to the primary residential structure. Unless otherwise stated, all masonry veneering shall have a visible grout line.
2. Accessory buildings in residential zoned districts R-1, R-2, R-3, and R-5 that are larger than 400 square feet or have a door(s) larger than six feet (6') wide shall cover 75 percent of the front and two sides of the structures, excluding doors and windows, with a masonry veneer.
3. In residential zoned district R-4, all residential and accessory buildings shall cover a minimum of 80 percent of each exterior wall of the structures, excluding doors and windows, with a masonry veneer. The remaining area of each exterior wall, excluding doors and windows, shall use stucco, EIFS, or cast concrete modular siding.
4. Regardless of square footage, any accessory building in residential zoned districts R-1, R-2, R-3, and R-5 with a roof plate line greater than eight (8) feet in height shall have masonry veneering covering 75 percent of the front and two sides, excluding doors and windows.

H. Special requirements for residential accessory structures in neighborhoods or subdivisions developed after December 31, 1994.

1. All accessory structures greater than one hundred eighty-two (182) square feet, in residential zoned districts R-1, R-2, R-3, and R-5, shall have masonry veneering covering 75 percent of the front and two sides, excluding doors and windows.
2. Support Columns for attached or detached carports shall be constructed with one hundred percent (100%) masonry veneering.
3. Accessory structures greater than one hundred eighty-two (182) square feet must be site built.
4. The date the original final plat for the subdivision (regardless of any phase) was filed at the McLennan County Courthouse shall be used to determine the date for purposes of this section.

- I. Temporary Accessory Buildings: Temporary structures shall be regulated in accordance with the following:
 1. Temporary on-site storage containers (ie. Shipping Containers, P.O.D.S., etc...) shall require a permit. A permit may be issued in fifteen (15) day increments with the maximum number of permits issued in one calendar year to a specific address limited to three (3) permits. The City Council may consider an extension to the number of permits on a case-by-case basis.
 2. Temporary buildings used for construction purposes only are permitted in any district during the course of construction.

EXHIBIT "B"

DEFINITIONS

Definitions of the Zoning Regulations are found in
Section 12.102 of Appendix A: Zoning

CURRENT TO BE REPEALED

Masonry – Is considered to be brick, stone, or synthetic stone materials that are installed so there is a visible mortar line.

PROPOSED ADDITIONAL DEFINITIONS

Carport: Carport shall mean a structure that is open on a minimum of two (2) sides and designed or used to shelter not more than three (3) vehicles and not to exceed twenty-four (24) feet on its longest dimension.

Masonry Construction Or Masonry-Like Construction: Masonry construction is that form of construction composed of stone which is at least 1" in diameter, brick, concrete, structural clay tile, concrete split-face design block materials or combination of these materials laid up unit by unit and set in mortar. Concrete tilt wall, pour-in-place concrete wall and pre-cast wall panel construction will be considered masonry-like construction and shall have an architectural exterior finish. Masonry or masonry-like construction shall be at least two (2) inches thick.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 18, 2013

AGENDA ITEM #: 7

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

Consideration of and action on a resolution amending the current fee schedule setting fees for various city services and consolidating those fees for convenience; providing for an effective date.

STAFF RECOMMENDATION/ITEM SUMMARY:

City staff has developed and are recommending amending the existing fee schedule to include the proposed fees as follows:

Residential Accessory Structures:	\$10.00 for any structure 120 square feet or less \$40.00 for structures greater than 120 square feet plus \$0.08 per square foot
Temporary On Site Storage Containers:	\$10.00 for first 15 days in a calendar year \$25.00 for days 16 to 30 in a calendar year \$50.00 for 31 or more days, per 15 day increment, in a calendar year
Flatwork (paving, parking lot, sidewalks, etc...)	\$40 minimum plus \$0.02 per square foot (Note: Flatwork Fee is not required for a slab or drive approach with new construction)

Note: While not specifically related to accessory buildings and due to a change in practice, the flatwork item is being included at this time to reduce the rate per square foot and clarify how and when the fee is applied.

ATTACHMENTS:

Draft resolution

RESOLUTION NO. 2013-11-14-1

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

The City of Hewitt, Texas hereby amends the current Fee Schedule to incorporate the new Building and Construction Fees (Exhibit "A") as attached hereto and imposes the fees set forth for the services, activities, events, materials and supplies that are described therein. These rates are effective with the passage of this resolution and subject to be reviewed and amended as deemed necessary.

PASSED AND APPROVED this the 14th day of November, 2013.

Ed Passalugo, Mayor

ATTEST:

Lydia Lopez, City Secretary

Exhibit A
City of Hewitt Building and Construction Fee Schedule
Effective 11/18/13

Residential Accessory Structures: square feet or less	\$10.00 for any structure 120
	\$40.00 for structures greater than 120 square feet plus \$0.08 per square foot
Temporary On Site Storage Containers: calendar year calendar year	\$10.00 for first 15 days in a
	\$25.00 for days 16 to 30 in a
	\$50.00 for 31 or more days, per 15 day increment, in a calendar year
Flatwork (paving, parking lot, sidewalks, etc...) square foot	\$40 minimum plus \$0.02 per (Note: Flatwork Fee is not required for a slab or drive approach with new construction)

Note: While not specifically related to accessory buildings and due to a change in practice, the flatwork item is being included at this time to reduce the rate per square foot and clarify how and when the fee is applied.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 18, 2013

AGENDA ITEM #: 8

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

Consider and take appropriate action to rescind the temporary moratorium concerning construction of residential accessory buildings.

STAFF RECOMMENDATION/ITEM SUMMARY:

The Hewitt City Council established a 60 day temporary moratorium on construction of residential accessory buildings on Monday, August 12, 2013. This temporary moratorium was extended and additional 60 days on Monday, October 7, 2013. During this time the Planning and Zoning Commission and City Council have worked to revise regulations relating to these structures. If the previous agenda item is approved then approval of this item would lift the moratorium and the new guidelines would become effective.

ATTACHMENTS:

Draft resolution