

HEWITT TEXAS

CITY COUNCIL MEETING AGENDA

July 1, 2019

Workshop/Regular Meeting - 6:30 PM/7:00 PM

CITY HALL, 200 PATRIOT COURT

HEWITT, TX 76643

MAYOR AND CITY COUNCIL

Charlie Turner – Mayor, Ward 1

Wilbert Wachtendorf – Mayor Pro Tem, Ward 1

Bill Fuller – Council Member, Ward 2

Matthew Mevis – Council Member, Ward 2

Steve Fortenberry – Council Member, Ward 3

Erica Bruce – Council Member, Ward 3

Michael S. Bancalé – Council Member, At-Large

CITY STAFF

Bo Thomas, City Manager

Michael W. Dixon, City Attorney

Miles Whitney, City Engineer

Lydia Lopez, City Secretary

Jim Devlin, Police Chief

Lee Garcia, Finance Director

Lance Bracco, Fire Chief

Waynette Ditto, Library Director

Katie Allgood, Managing Director

Tracy Lankford, Community Dev. Director

Tuck Saunders, Assistant Police Chief

Kevin Reinke, Utilities Director

HEWITT TEXAS

NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Workshop** meeting of the governing body of the City of Hewitt will be held on the **1st day of July, 2019, at 6:30 PM in Hewitt City Hall, Council Chambers, 200 Patriot Court**, Hewitt, Texas, at which time the following subjects will be discussed:

1. Call meeting to order.
2. Briefing and discussion concerning FY 2019-2020 Proposed Budget.
3. 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 3:30 AM/PM on June 26, 2019.

CITY OF HEWITT



Lydia Lopez, TRMC/CMC
City Secretary

In compliance with the American with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in this Council Meeting. To better serve you, request must be made at least 24 hours prior to the meeting. Contact the City Secretary at 254.666.6171 or by fax at 254.666.6014. The building is wheelchair accessible, with handicap parking available at the front of the building.

HEWITT TEXAS

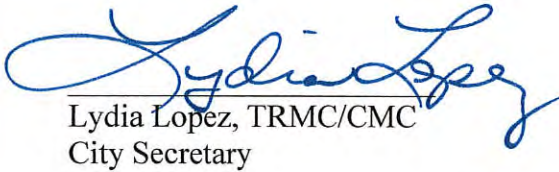
NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Regular** meeting of the governing body of the City of Hewitt will be held on the **1st day of July, 2019, at 7:00 PM** in **Hewitt City Hall, Council Chambers, 200 Patriot Court**, Hewitt, Texas, at which time the following subjects will be discussed and upon which action may be taken:

1. Call meeting to order.
2. Pledge of Allegiance to the U.S. Flag
3. Consider approval of minutes of the Council Workshop/Regular Meeting of June 17, 2019.
4. Hear visitors on matters pertaining to city business. *Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.*
5. Briefing and discussion concerning Financial Statements ending May 31, 2019.
6. Consideration and action on appointment to the Planning & Zoning Commission.
7. Administer the oath of office to newly appointed member of the Planning & Zoning Commission.
8. Public hearing and action on the Parks and Beautification Ten-Year Master Plan.
9. Public hearing and action on **Ordinance No. 2019-11** changing the Land Use designation of a 2.94 acre tract of land, located on Regal Drive, Hewitt, McLennan County, Texas, also known as Lot 17, Block 6, Texas Central Ind. Addition from Retail to High Density District.
10. Public hearing and action on **Ordinance No. 2019-12** rezoning 2.94 acre tract of land, located on Regal Drive, Hewitt, McLennan County, Texas, also known as Lot 17, Block 6, Texas Central Ind. Addition from C-2 (General Commercial District) to R-4 (Multi-family High Density District).
11. Public hearing and action on **Ordinance No. 2019-13** rezoning of a 6.5 acre tract of land located in the 300 Block of Old Temple Road, Hewitt, McLennan County, Texas, also known as O'Campo C Tract 1 from R-1 (Single-Family District) to R-1-G (Garden Home District).
12. Authorize Change Order No. 1 to the 2018 – I-35 Waterline Replacement; Phase 3 project to Blackrock Construction in the amount of \$30,299.41.
13. Consideration and action on a **Resolution No. 2019-09** allocating \$200,000 toward the completion of the Panther Way/Hewitt Drive pedestrian improvements project and authorizing the City Manager to execute an Advance Funding Agreement with the Texas Department of Transportation (TxDOT).
14. **Executive Session:** A closed meeting will be held pursuant to *Section 551.074 of the Government Code (V.T.C.A.)* so that the City Council can deliberate the appointment, employment, evaluation, reassignment, duties, or dismissal of the position of the City Attorney.
15. Consideration and possible action regarding the subject matter set forth in the executive session.
16. 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 3:30 AM/PM on June 26, 2019.

CITY OF HEWITT


Lydia Lopez, TRMC/CMC
City Secretary



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 3

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the Council Workshop/Regular Meeting of June 17, 2019.

STAFF RECOMMENDATION/ITEM SUMMARY:

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

SUGGESTED MOTION:

"I move approval of the minutes as presented but allow for corrections."

ATTACHMENTS:

Draft minutes

HEWITT TEXAS

MINUTES OF A CITY COUNCIL WORKSHOP/REGULAR MEETING HEWITT CITY HALL – 200 PATRIOT COURT June 17, 2019 – 6:30 PM/7:00 PM

Members present: Mayor Charlie Turner (presiding), Mayor Pro Tem Wilbert “Walky” Wachtendorf, Council Members Matthew Mevis, Steve Fortenberry, Erica Bruce, and Michael S. Bancale (incoming)

Member absent: Council Member Bill Fuller

Staff present: City Manager Bo Thomas, City Engineer Miles Whitney, City Attorney Mike Dixon, Police Chief Jim Devlin, Assistant Police Chief Tuck Saunders, Fire Chief Lance Bracco, Community Development Director Tracy Lankford, Finance Director Lee Garcia, Managing Director Katie Allgood, and City Secretary Lydia Lopez

Staff absent: Library Director Waynette Ditto and Utilities Director Kevin Reinke

WORKSHOP MEETING – 6:30 PM

1. Mayor Charlie Turner called the meeting to order at 6:30 PM.
2. Briefing and discussion from Parks & Beautification Board concerning Parks & Beautification Master Plan.
Veronica Molina, Vice Chair, recognized Board members Tom Hernandez, Jerry Snider, and Ann Schiltz. She presented the Board’s current initiatives as follow:

- Parks Master Plan Update
- Park Expansions/Maintenance/Citizen Requests
- Keep Hewitt Beautiful
- Recycling Initiative
- Balancing revenue stream opportunities with citizen usage/availability

Mayor Pro Tem Wilbert “Walky” Wachtendorf asked how many surveys were taken and how many weddings were held at Warren Park. Managing Director Katie Allgood stated that she did not have the actual number of weddings available but estimated about five to ten.

Mayor Charlie Turner advised that there were a number of stock tanks located on the Glaze Park property.

Council Member Erica Bruce inquired if the board had received any grants. Managing Director Katie Allgood responded that being an affiliate with Keep Waco Beautiful would open up more opportunities for grants in that the City usually does not meet the threshold for those grants offered through Texas Department of Wildlife. She also mentioned that local businesses have committed to donate funds for various projects. Council Member Steve Fortenberry noted that there was a lot of interest in a Splash Pad.

3. Adjourn.
MOTION: Mayor Pro Tem Wilbert “Walky” Wachtendorf moved to adjourn the meeting at 6:47 PM.
SECOND: Council Member Matthew Mevis
AYES: Mevis, Wachtendorf, Fortenberry, Bruce, Turner
NAYES: None
ABSENT: Fuller
MOTION PASSED.

REGULAR MEETING – 7:00 PM

1. **CALL TO ORDER.** Mayor Charlie Turner called the meeting to order at 7:00 PM.
2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.** Mayor Charlie Turner asked Mr. Johnny Stephens to lead the Pledge of Allegiance.
3. **SPECIAL PRESENTATION OF NEWLY HIRED POLICE OFFICER HUNTER GRANZIN.** Police Chief Jim Devlin presented a brief bio and introduced Police Officer Hunter Granzin. Mayor and Council welcomed Officer Granzin.
4. **CANVASS ELECTION RETURNS OF THE CITY’S RUNOFF ELECTION – JUNE 8, 2019.** City Secretary Lydia Lopez reviewed the election returns as certified by the McLennan County Elections Administrator Kathy Van Wolfe. Totals votes cast (Early and Election Day) were:

CANDIDATE	NUMBER OF VOTES
Council Member – At-Large	
Michael S. Bancale	316
Mike Field	172

City Secretary noted the following received the majority of the votes cast to be elected:

Council Member At-Large – Michael S. Bancale

5. **CONSIDER RESOLUTION NO. 2019-08; DECLARING THE RESULTS OF THE CITY’S RUNOFF ELECTION HELD ON JUNE 8, 2019.** Mayor Charlie Turner read the resolution.
MOTION: Council Member Matthew Mevis moved to approve Resolution No. 2019-08 declaring the results of the City’s Runoff Election held on June 8, 2019.
SECOND: Council Member Steve Fortenberry
AYES: Mevis, Wachtendorf, Fortenberry, Bruce, Turner
NAYES: None
ABSENT: Fuller
MOTION PASSED.

6. **ADMINISTER OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBER.** City Secretary administered the oath to newly elected Council Member Michael S. Bancale.
7. **CERTIFICATE OF ELECTION ISSUED BY MAYOR.**
Mayor Charlie Turner presented the certificate of election. Newly elected Council Member Michael S. Bancale took his seat at the dais.
8. **PRESENTATION OF REPORT FROM CITY ENGINEER.**
City Engineer Miles Whitney presented the following updates:
 - Update on pending utility projects.
 - Update on pending street projects.
 - Update on pending drainage projects.
9. **BRIEFING AND DISCUSSION CONCERNING COUNCIL PRIORITIES FOR FY 2019-2020 BUDGET.** City Manager Bo Thomas stated that he placed this on the agenda to give the Council an additional opportunity for input and to extend the same opportunity to the newly elected Council Member Michael Bancale. He advised that the plan was to present a proposed budget the first of July. Council Member Michael Bancale listed the following priorities: efficiency – being as efficient as we can; addressing Flintrock Road Issue; educating the citizens on property valuations; and making sure we do our due diligence.
10. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.** *Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.* Betty Orton, 912 Steamboat Circle, appeared to congratulate new Council, suggested Council consider installing a better sound system in the Council Chambers; build up six (6) month city reserves; improve and maintain landscaping on Hewitt Drive; and expressed appreciation to police and fire employees. **No one else appeared.**
11. **CONSIDER APPROVAL OF MINUTES OF THE COUNCIL WORKSHOP/REGULAR MEETING OF JUNE 3, 2019.**
MOTION: Council Member Erica Bruce moved approval the minutes as presented but allow for corrections.
SECOND: Council Member Matthew Mevis
AYES: Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner
NAYES: None
ABSENT: Fuller
MOTION PASSED.

- 12. Executive Session:** A closed meeting will be held pursuant to *Section 551.071 of the Government Code (V.C.T.A)* so that the City Council can seek and receive advice and counsel from their attorneys regarding actual or threatened litigation; settlement of claims; legal powers and restrictions, and possible legal exposure; and matters required to be kept confidential by the professional rules which govern the attorney.

MOTION: Council Member Erica Bruce moved to recess the regular meeting and convene the executive meeting at 7:25 PM.

SECOND: Council Member Matthew Mevis

AYES: Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: Fuller

MOTION PASSED.

- 13. ADJOURN.**

MOTION: Council Member Michael Bancale moved to adjourn the meeting at 8:35 PM.

SECOND: Council Member Steve Fortenberry

AYES: Bancale Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: Fuller

MOTION PASSED.

Lydia Lopez, City Secretary

Charles D. Turner, Mayor

HEWITT TEXAS

AGENDA ITEM #4 – HEARING OF VISITORS

PROCEDURES FOR CITIZEN PARTICIPATION AT MEETINGS

1. Citizens are encouraged to discuss matters of concern with the staff and individual council members prior to placing items on the agenda. This will allow the matter to be properly investigated before it is presented to the entire council and will often expedite a resolution.

NO CITIZEN OR STAFF MEMBER MAY SPEAK OR OTHERWISE INTERRUPT ANY MEETING UNTIL RECOGNIZED BY THE PRESIDING OFFICER.

2. To maintain decorum at public hearings, the mayor will ask citizens in attendance if they wish to speak for or against the item on the agenda. If so, they will be given an opportunity to speak at the proper time and 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 a spokesperson to present their case.
3. Only under the agenda item “Hear Visitors” are citizens permitted to speak regarding matters that pertain to city business or address an item on the agenda. **The council is prohibited by law from discussing or acting on any item that has not been posted on the agenda.**
4. Individual citizens that discuss items not listed on the agenda shall be limited to **five minutes**. If five or more citizens wish to discuss a single item or topic that is not listed on the agenda, then the total presentation will be limited to a maximum of twenty-five minutes. City council members shall **not** enter into discussion on any subject that has not been properly placed on the agenda; however, council members may ask questions for clarification purposes.
5. As a general rule, citizens may not participate or address the council or staff during the workshop session.

Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 6

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider and act on appointment to the Planning and Zoning Commission.

STAFF RECOMMENDATION/ITEM SUMMARY:

Mr. Robert E. Drake has submitted an application for service on the Planning & Zoning Commission. His application is attached for your review. Mr. Drake will be present at the meeting.

ATTACHMENTS:

Application for Board or Commission Service

APPLICATION FOR BOARDS & COMMISSIONS TO THE CITY OF HEWITT

The City of Hewitt appreciates your interest in serving the community. A listing of the boards and commissions is found behind your application. Appointments are made during the year as vacancies occur. This is great opportunity for you to play a vital role in shaping your community.

NAME OF APPLICANT: Robert E. (Bobby) Drake
HOME ADDRESS: 107 Westchester Way Hewitt, Texas 76643
DAYTIME TELEPHONE NUMBER: 254-772-7440 E-MAIL ADDRESS: robert.drake1818@gmail.com

PLEASE CHECK APPROPRIATE STATEMENTS: ☒ I reside within the city limits of Hewitt, Texas.*
☒ I do ☐ I do not . . . own property located in Hewitt, Texas.

* **IMPORTANT** -- By checking this box and signing this form, you are indicating that your legal residence or domicile - your home and fixed place of habitation to which you intend to return after any temporary absence - is located within the city limits of Hewitt, Texas.

LENGTH OF TIME APPLICANT HAS RESIDED IN THE HEWITT CITY LIMITS: 11 years, 5 previously & 6 current

PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO SERVE THE CITY OF HEWITT. (**IMPORTANT**: IF MORE THAN ONE AREA IS INDICATED, **NUMBER YOUR PREFERENCES** WITH "1" BEING YOUR FIRST CHOICE, "2" BEING YOUR SECOND CHOICE, ETC.). PLEASE SEE REVERSE SIDE FOR DESCRIPTIVE INFORMATION.

- 4 Board of Adjustment (must be resident and owner of property in Hewitt)
3 Civil Service Commission (must be resident of Hewitt)
5 Library Board (must be resident of Hewitt)
2 Parks and Beautification Committee (must be resident of Hewitt)
1 Planning and Zoning Commission (must be resident and owner of property in Hewitt)

OTHER WAYS YOU SERVE YOUR COMMUNITY: Any way that I can help, I'm interested in Hewitt.

SPECIAL INTERESTS/SKILLS/EXPERIENCE/EDUCATION YOU FEEL MAY BE HELPFUL: I have been on several boards in the past. I have owned a few businesses and farmed.

OCCUPATION/EMPLOYER: General Manager for Connally/Compton Funeral Directors in Waco, Cole Funeral Home in McGregor and Adams Funeral Home in Marlin.

REFERENCES (MUST BE HEWITT RESIDENTS): Don McCauley TELEPHONE #: 254-666-4903
Jo Spark TELEPHONE #: 254-717-3914

SIGNATURE OF APPLICANT: Robert E. Drake DATE: June 20, 2019

Return Application to:
Lydia Lopez, City Secretary
200 Patriot Court
Hewitt, Texas 76643
Phone: 254-666-6171 - Fax: 254-666-6014
Email: citysecretary@cityofhewitt.com

OFFICE USE ONLY

Date interviewed by Council: _____
Date appointed by Council: _____
Date sworn in by Council: _____
Reappointed: _____
Term to expire: _____
Term to expire: _____

Revised: March 2019



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 7

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Administer oath of office to the newly appointed member of the Planning & Zoning Commission.

STAFF RECOMMENDATION/ITEM SUMMARY:

Mr. Robert Drake will be present to be sworn in as a member of the Planning & Zoning Commission.

ATTACHMENTS:

Oath of Office

Form #2204 Rev 9/2017

This space reserved for office use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,

I, Robert E. Drake, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Planning & Zoning Commission of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Lydia Lopez

Printed or Typed Name



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 8

SUBMITTED BY: Katie Allgood, Managing Director

ITEM DESCRIPTION:

Public hearing and action on the Parks and Beautification Ten-Year Master Plan.

STAFF RECOMMENDATION/ITEM SUMMARY:

Hewitt's Parks and Beautification Ten-Year Master Plan is designed to guide future decisions concerning the ongoing development of Hewitt's park system. The updated plan includes an inventory of Hewitt's existing park system and provides an overview of planned improvements over the next ten years. Specifically, the plan is an outline of potential future projects that will aid City staff and the Parks and Beautification Committee with future budgeting and funding for Parks projects. The plan is based on many factors and will likely change over time. Pictures and maps of Hewitt's parks are included, as well as past, current, and projected community demographics and information. Furthermore, a detailed outline of proposed future projects and improvements is also included in the plan.

The project suggestions outlined in the proposed plan are based on feedback gathered through emails, surveys, letters, phone calls, and other means of citizen input. Additionally, a "Beautification" section was added to the plan, and the plan was extended from five years to ten years to help with long-term planning. The last plan was adopted in December of 2015.

It is important to note, the adoption of this plan does not commit the City to any one potential project, but instead acts as a projected course of action for City staff, the Parks and Beautification Committee, and the City Council. Each individual project in the plan would still be presented for City Council consideration prior to each project's construction or implementation.

After multiple public meetings during the drafting of the plan, the Parks and Beautification Committee met on Wednesday, April 17, 2019 to consider the revised plan for approval. The Committee voted 4 to 0 in favor of the plan and recommended approval to the City Council. A full copy of the proposed Parks and Beautification Ten-Year Master Plan is attached for reference and consideration, along with the agenda and minutes of the April 2019 Parks and Beautification meeting.

SUGGESTED MOTION:

I move to approve the 2020-2030 Parks and Beautification Ten-Year Master Plan.

ATTACHMENTS:

2020-2030 Parks and Beautification Ten-Year Master Plan

April 17, 2019 Parks and Beautification Committee Agenda and Approved Minutes



Parks and Beautification

Ten-Year Master Plan

2020-2030

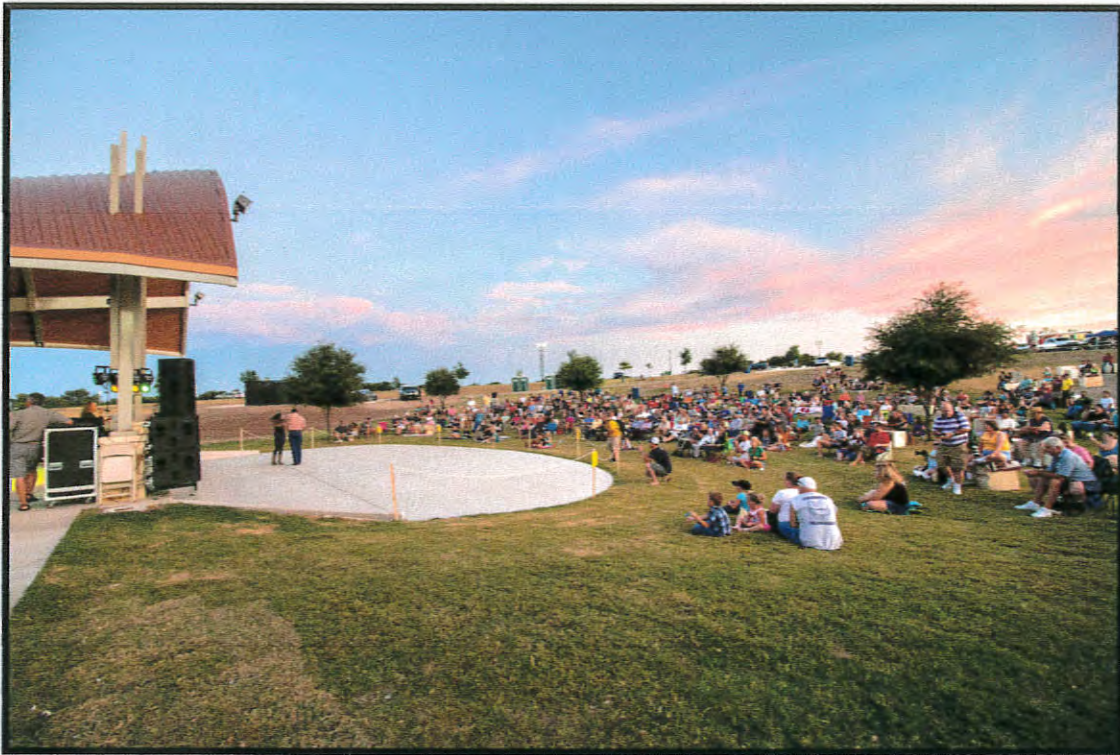


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I. Introduction

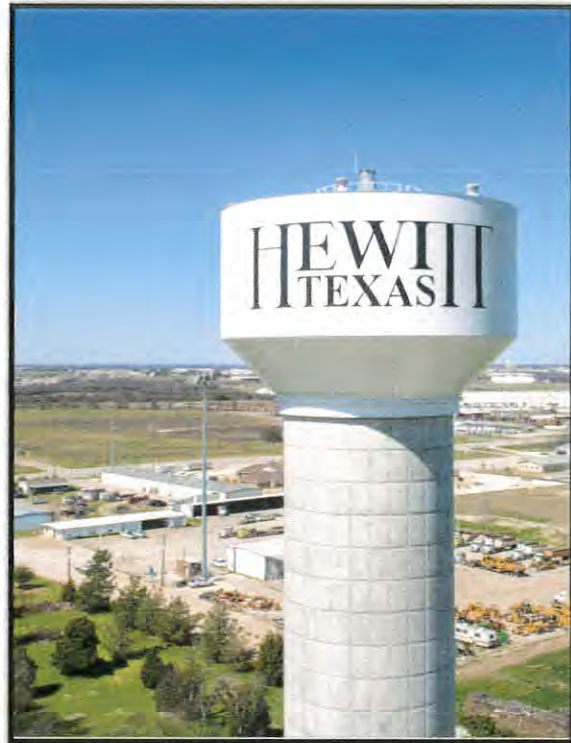
Points of Contact

Katie Allgood

City of Hewitt
Managing Director of Administration
200 Patriot Court, Hewitt, Texas 76643
Business: (254) 666-6171
kallgood@cityofhewitt.com

Ruben Munguia

City of Hewitt
Parks and Streets Superintendent
103 N. Hewitt Drive, Hewitt, Texas 76643
Business: (254) 666-6173
rmunguia@cityofhewitt.com



A. Regional Scene

The city of Hewitt is located in the central part of Texas in McLennan County. Hewitt is the second largest city in the Waco Metropolitan Statistical Area (MSA) and shares a border with the larger city of Waco. The Waco MSA is currently one of the busiest and most popular tourism destinations in the state. The region is home to Baylor University, Magnolia Silos, Cameron Park Zoo, Waco Mammoth National Monument, the Dr. Pepper Museum, the Texas Rangers Museum, and the Texas Sports Hall of Fame.

Hewitt is bordered on the east by Interstate-35. Other regional highways include U.S. Highway 84, U.S. Highway 77, and State Highway 6. Waco Regional Airport, which is approximately 15 miles to the north, also provides a convenient travel option for residents.

The city is approximately 30 miles north of the Temple/Belton/Killeen area, and 100 miles from the Dallas-Fort Worth metroplex to the north and the Austin metropolitan area to the south. Hewitt residents can easily make day trips to these major Texas hubs of industry, culture, and business. Other nearby communities include Bellmead, West, Robinson, McGregor, Woodway, and Beverly Hills. The surrounding counties are Bosque, Hill, Limestone, Falls, Bell, and Coryell.

The majority of Hewitt lies within Midway Independent School District. Midway ISD is a 6A district and serves as Hewitt's largest employer. Midway also provides a variety of sports and recreational opportunities for students of the district.



B. Population

Hewitt's *Parks and Beautification Ten-Year Master Plan* strives to accommodate the city's growing number of residents and the subsequent increase in demand for parks and their services.

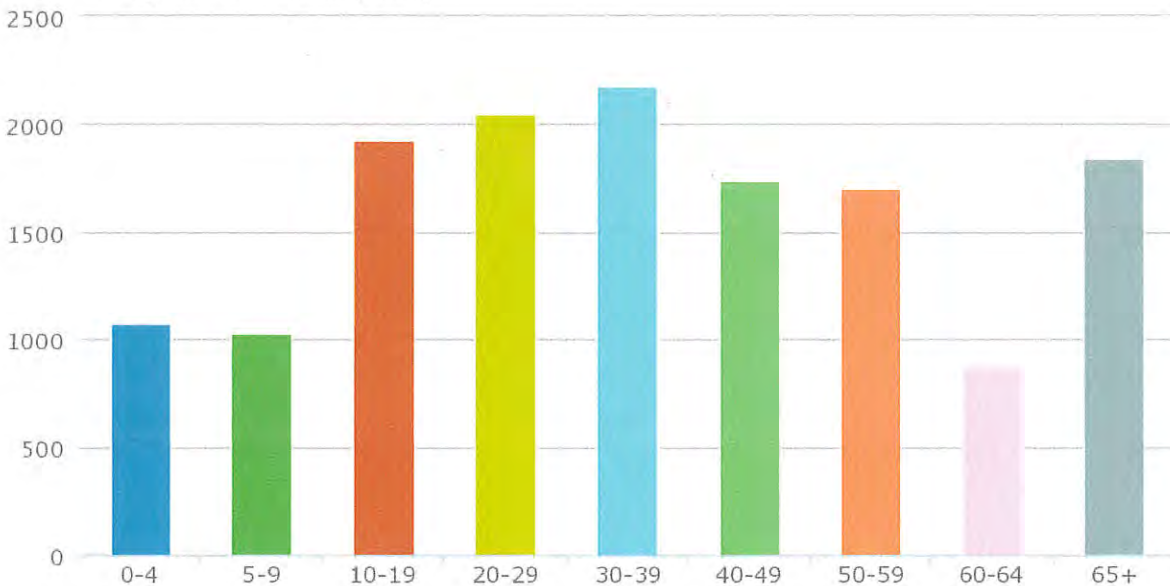
In the 1970s, Hewitt was one of the fastest growing communities in the United States, with an increase from 569 to 2,185 in a five-year span. Though population growth has slowed in recent decades, Hewitt and surrounding communities continue to see significant growth year over year. Based on current trends and population projections, Hewitt can likely expect an estimated population increase of nearly 22% from 2020 to 2040. Table 1.1 presents Hewitt's recent population numbers along with projections for the future.

Table 1.1 Population Estimates¹

<i>Year</i>	<i>Population</i>
2005	12,987
2010	13,549
2015	14,234
2020	15,000
2025	15,750
2030	16,550
2035	17,400
2040	18,250

To thoroughly serve a community, parks must meet the needs of a variety of residents, including a diversity of ages and ethnic groups. From 2010 to 2018, the median age of Hewitt residents decreased from 36 years to 34 years. As demonstrated by Table 1.2, the majority of the city's residents are 39 years of age or younger.²

Table 1.2 Age Distribution (2018)



Source: Greater Waco Chamber, WacoProspector.com

Hewitt's diversity has increased in the last decade. In 2010, the *white (non-Hispanic)* population made up around 80% of the city's overall demographic. By 2018, the percentage of Hewitt's *white (non-Hispanic)* population decreased to just 65.27%.³

¹ Population of 2005 from Hewitt's website. Population of 2010 and 2015 from the U.S. Census Bureau. Future estimates based on average percentage increase since 2005.

² Age distribution information from Greater Waco Chamber's WacoProspector.com.

³ Race and ethnicity distribution information from Greater Waco Chamber's WacoProspector.com.

Table 1.3 Race & Ethnic Distribution (2018)

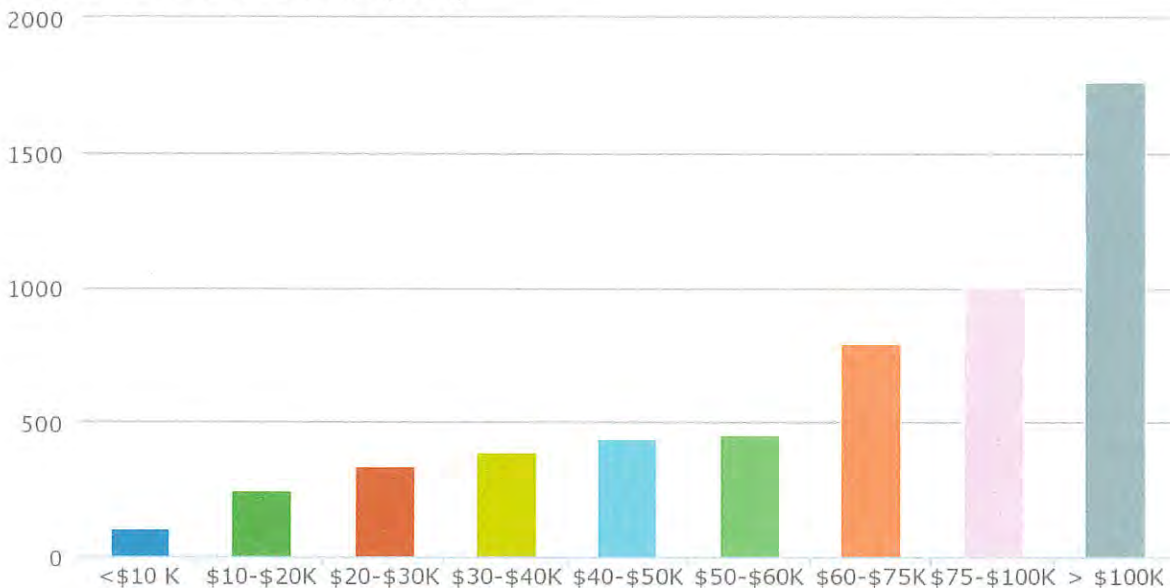
<i>Race/ethnicity</i>	<i>Number</i>	<i>Percent[‡]</i>
White (non-Hispanic)	9,429	65.27
Black	1,383	9.57
Asian	582	4.03
American Indian	45	0.31
Other/or Multi-Racial	311	2.71
Hispanic origin ⁵	2,695	18.65

Source: Greater Waco Chamber, WacoProspector.com

C. Income

Hewitt's median household income is \$73,984, which is 48% higher than that of McLennan County. Less than 5% of the population falls below the poverty threshold, which the U.S. Census Bureau established as \$25,100 for a family of four in 2018. Typical of many suburban cities, Hewitt maintains a much lower poverty rate than its larger neighbor, Waco, which has a poverty rate of 27.5%. Texas's overall rate is 16.7%.⁶

Table 1.4 Household Income (2018)



Source: Greater Waco Chamber, WacoProspector.com

⁵ Hispanic origin can be of any race; the 2010 Census asked respondents to indicate it in a separate question from the one on race.

⁶ Poverty rate statistics from welfareinfo.org.

D. Education

Most of Hewitt is part of the Midway Independent School District, along with Woodway and Speegleville and sections of Waco, McGregor, Lorena, and Crawford. Within Hewitt, Midway has four campuses – Midway Middle School, Hewitt Elementary School, Castleman Creek Elementary School, and Spring Valley Elementary School.

Nearby higher education institutions include Baylor University, McLennan Community College, and Texas State Technical College.

Among the residents who are 25 years and older, 93.2% have a high school degree and 37.1% have a bachelor's degree or higher.

Table 1.5 shows data on the education levels of residents who are 25 years and older (classified by the highest level achieved).

Table 1.5 Educational Attainment (2018)

<i>Education level</i>	<i>Percent</i>
Less than 9 th grade	2.12
9 th to 12 th grade, no diploma	4.71
High school graduate (includes equivalency)	23.76
Some college, no degree	22.62
Associate degree	9.77
Bachelor's degree	24.37
Graduate or professional degree	12.65
Total number of residents 25 years & older	9,549

Source: Greater Waco Chamber, WacoProspector.com

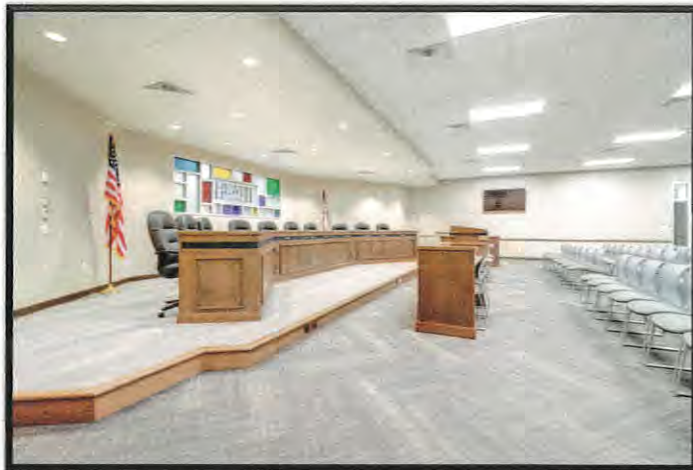
Section 2. Administrative Structure

Hewitt was incorporated on June 25, 1960. After massive growth in the 1970s, the city was eligible to become a more independent “home rule” city. On April 3, 1982, the citizens of Hewitt passed its home rule charter, which developed the city’s current governmental structure.

Hewitt has a council-manager government. It consists of seven elected council members who establish policies, create ordinances, approve the annual budget, and set tax rates. The City Council appoints the city manager, who is responsible for supervising city employees and programs, enforcing city ordinances and regulations, preparing and administering the

budget, and advising the council on its decisions. Key city staff members are assigned to long-term park planning as well as ongoing operations and maintenance.

The City Council appoints seven members to the Parks and Beautification Committee. This advisory committee meets monthly on the third Wednesday of each month. The Board discusses the park system and provides input and direction concerning park improvements and operations. Additionally, the Parks and Beautification Committee established the Keep Hewitt Beautiful subcommittee to oversee the city's beautification, recycling, and water conservation efforts.



Section 3. Inventory of Recreational Facilities

A. Overview

A park system is composed of many different components, the combination of which provide facilities and landscapes for outdoor recreation. In the past, the parks in Hewitt fell in two generalized park categories – *neighborhood park* and *community park* – according to standards based on the National Recreation and Park Association's (NRPA) guidelines.



Map 3.1
City Parks
in Hewitt
(2018)

Typically, a *neighborhood park* is a five- to fifteen-acre site that provides recreational space for the neighborhood that surrounds it. It serves an area within a one-half mile radius with both active and passive recreational opportunities. Facilities typically include playgrounds, picnic areas, shelters, play courts, unlighted play fields, restrooms, trails, natural open space, and parking. Prior to land acquisitions in recent years, the city's **Warren Park** was considered a neighborhood park.

A *community park* is typically a 25-plus acre site that provides active recreational activities for all ages for several surrounding neighborhoods. It has a service radius of up to two miles. Facilities usually include

tennis courts, shelters, separate or multi-purpose sports fields, play apparatuses, picnic areas, trails, recreation centers, open space, and restrooms. Because of the recreational opportunities provided, community parks also serve as neighborhood parks. Currently, both **Hewitt Park** and **Warren Park** are considered community parks.

Other park classifications include *large/regional park* and *mini-park*. The nearby city of Waco provides several regional parks to the citizens of Hewitt, such as Cameron Park. A mini-park is typically a small area generally used as a children's playground or as a passive or aesthetic area. Although currently undeveloped, **Glaze Park** will likely be considered a neighborhood park or mini-park once improvements are constructed.

B. City Parks & Facilities

There are three distinct Parks within Hewitt's City Limits: Hewitt Park, Warren Park and Glaze Park. The following table is a brief summary of the existing parks.

Park	Size (Acres)	Description
Hewitt	32	Considered more developed than the other parks and most heavily utilized. Located at 801 S. Hewitt Dr.
Warren	47.34	Older Park with recent improvements and significant potential for development and utilization. Located at 450 S. Old Temple Rd.
Glaze	15.57	Consists of floodplain land which limits opportunities for future development. Located at 499 S. Old Temple Rd.
Total	94.91	

I. Hewitt Park (32 acres) 801 S. Hewitt Drive

Hewitt Park is located off Hewitt Drive, towards the middle or center of the city. The park lies adjacent to Castleman Creek Elementary School with close access to multiple residential neighborhoods. Hewitt Drive provides the Easternmost boundary of the park. Castleman Creek meanders through the center of the park.

The park features an 18-hole disc golf course, a lit concrete walking trail, an outdoor exercise equipment station, horseshoe pits, sand volleyball, a basketball court, playgrounds, picnic tables, open green space, and a soccer/football field and pavilion available for reservation.

Hewitt Park serves the purpose of a community park.

The park is well utilized by a variety of active and passive users. Hewitt Park also hosts many community events throughout the year. Planning for most special events is led by the Hewitt Public Library, the city Parks Department, and the Greater Hewitt Chamber of Commerce.

An inventory of current park equipment and facilities was recorded and reviewed with regard to location, acreage, and quantity. The Inventory shown below is the result of a survey at each park that was conducted in April of 2019.



Playground & pavilion at Hewitt Park

Table 3.1 Inventory of park facilities & features in Hewitt Park

General facilities	Disc golf course
1 "Hewitt Park" stone sign	18 t-box pads
1 entrance gate	18 poles with signs
1 covered pavilion with restrooms	18 rectangle stone benches
15 poles with warning & directional signs	18 disc golf baskets
5 poles with handicap signs	1 4x4 map of course
3 14x14-foot pavilions	Playgrounds
3 drinking fountains	1 tire swing
1 dog drinking fountain	1 helicopter play set
21 trash cans	2 10-foot umbrella shelters

2 dog waste trash cans	1 20-foot umbrella shelter
4 small BBQ pits	4 adult swings
1 large BBQ pit	4 toddler swings
8 concrete tables and benches	2 infant swings
11 light poles	4 climbing sets
7 stationary benches	3 slides
6 portable benches	
15 aluminum picnic tables	
1 20-foot flagpole	Sport facilities
1 message board	1 basketball court
1 sprinkler system for trees	3 basketball goals
General facilities (cont.)	2 football goal posts
1 sprinkler system for grass around playground	2 volleyball nets
2 portable restrooms	3 set of bleachers
Other activities	1 set of regulation size soccer goals
4 horseshoe pits	1 set of peewee size soccer goals
2 exercise equipment sites	1 baseball backstop

II. Warren Park (47.34 acres) 450 S. Old Temple Road



Playground & pavilion at Warren Park

Warren Park is located on Old Temple Road in the southeastern area of the city and within close proximity to I-35. The land immediately surrounding the park is undeveloped, however Midway I.S.D. recently acquired land for a future elementary school immediately adjacent to and south of Warren Park. Land to the north, across Castleman Creek, is planned to be developed for single family residential use. Land across Old Temple Road to the West is single family residential. Castleman Creek provides the northern boundary of the park with Old Temple Road being the western boundary of the park.

The park features the Creekside Amphitheater, a recently constructed outdoor venue designed for a variety of performances and special events. The Amphitheater has been designed for musical concerts, weddings, movie nights, and outdoor performances. Additional amenities include food truck sites, a playground, horseshoe pits, picnic tables, open green space, and a pavilion available for reservation.



Warren Park was originally a 10-acre parcel of land donated by the Warren family of Hewitt. In 2010 the City acquired an additional 14-acres of land at this site for the primary purpose of constructing a future elevated water storage tank. Adding to this in October of 2015 the City acquired an additional 12-acres of land which has now been included in the total area of the park. In 2017, Midway ISD donated more acreage, which featuring two year-round ponds. There is potential for an additional small parkland donation in the immediate area. Currently, Warren Park is Hewitt's largest park, with approximately 47-acres of land. Due to these expansions, **Warren Park** now serves the purpose of a community park.

The park is seeing increased utilization as new improvements have been completed. Furthermore, many people are finding Warren Park to be a nice alternative to the busier Hewitt Park. The construction of the Creekside Amphitheater has served to draw crowds from outdoor musical performances to private weddings.

Warren Park is now home to several large annual events, including the Hewitt Police Department's award-winning National Night Out event and the Greater Hewitt Chamber's Nacho Daddy Car Show and Concert.

An inventory of current park equipment and facilities was recorded and reviewed with regard to location, acreage, and quantity. The Inventory shown below is the result of a survey at each park that was conducted in April of 2019.

Table 3.2 Inventory of park facilities & features in Warren Park

General facilities	1 sprinkler system for trees
1 entrance gate	1 sprinkler system for grass
1 covered pavilion with restrooms	2 horse shoe pits
7 poles with warning signs	2 wildlife information signs
1 handicap sign	Sports facilities
6 stationary picnic tables	1 baseball backstop
1 Warren Park Stone Sign	1 Amphitheater sign
1 dumpster	44 rectangle stone benches
Covered Amphitheater	16 square stone benches
11 trash cans	Playgrounds
8 aluminum picnic tables	1 Interactive Playground
8 benches	1 set of swings
1 message board	1 set of toddler swings
5 small BBQ pits	4 food truck pedestals
1 large BBQ pit	

III. Glaze Park (15.57 acres) 499 S. Old Temple Road

Glaze Park is located 0.2 miles south of Warren Park at 499 S. Old Temple Road. It consists of city-owned, undeveloped floodplain surrounding a small branch of Castleman Creek. Glaze Park does not have any developed park amenities.

Section 4. Needs Assessment & Project Identification

A. Overview

Needs assessment is a critical component of park and recreation planning. The City considers a variety of sources for park project identification and needs assessment.

As Hewitt's park system has matured and developed, the City has provided increased resources for planning and improvement. City staff works to maintain and operate the park facilities and have historically relied upon observation, citizen comments, the Parks and Beautification Committee, and the City Council to establish objectives and provide direction concerning future development.

All meetings of the Parks and Beautification Committee and City Council are open to the public. Periodically, the city receives public comments in the form of phone calls, e-mails, letters, and pavilion rental surveys.

A public hearing to receive comments identifying needs and recommendations concerning parks improvements was held on October 20, 2015. City staff provided an overview of Hewitt's park system and opened the floor to comments and suggestions from citizens in attendance. More recently, a survey was circulated to citizens requesting feedback and input on current and future park developments.

The analysis of facilities needed to meet the city's objectives, and the needs identified by the public, allow the city to prioritize the most essential improvements. The standard methodologies for evaluation include the following types of assessment:

Standards-based assessment uses nationally or locally developed criteria for determining the level of service based on demand studies and/or judgment of the city's Parks & Beautification Committee.

Demand-based assessment uses anticipated growth data, user participation rates, and public input.

Resource-based assessment focuses on the community's unique physical and natural features and their usefulness in providing recreational opportunities.

Commonly, all three methods are used to present the most complete picture of needs for recreational lands and facilities. Hewitt's staff, the Parks & Beautification Committee, and the City Council reflected on these types of assessments when considering Hewitt's recreational needs in the formation of this park plan.

B. Standards-based Assessment

To define the needs of a community, standards must be applied within the context of the city's population and demand. The standard for park acreage per 1,000 residents ranges from under four acres to over 50 acres, depending on the specific characteristics of a city. Hewitt currently has 94.91 acres for its 14,900 residents, which is 6.37 acres per 1,000 residents. Removing the undeveloped Glaze Park from the acreage leaves a total of 79.34 acres, or 5.32 acres per 1,000 residents.

Though 5.32 acres per 1,000 residents is on the lower end of the suggested range, the analysis must consider Hewitt's residents' access to many parks in the surrounding

communities, such as Waco, which maintains over 1,200 acres of parkland.⁷ This does not mean, though, that Hewitt can ignore the need for excellent and accessible local parks. More to this point, Hewitt has been proactive in acquiring additional land for park uses in the past few years.

C. Proposed Park Developments

City staff and the Parks and Beautification Committee are focused on protecting the city's investments by recommending the installation of security cameras at both Hewitt Park and Warren Park in the near future. This has been identified as a top priority. In addition to security, staff is focused on adequately maintaining existing facilities to preserve the quality of amenities that Hewitt residents expect and enjoy.

This plan also includes a goal of planting a minimum of ten (10) hardwood trees per year throughout the park system.

Hewitt Park is the most developed of the City's park system. The focus at Hewitt Park is to continue maintenance and to provide minor upgrades of existing facilities. The city works continually to enhance park features and amenities. In 2015, the main practice field was upgraded with new soccer/football goals, and the spectator bleachers were replaced to increase seating capacity and comply with ADA accessibility standards. In 2018, the city purchased an aerator to aid in the maintenance of practice fields and other more highly-manicured areas.

Additionally, there is interest in adding new informational signage detailing local flora and fauna, and there is a significant need to increase parking capacity and perform improvements to the existing park roadway.

Warren Park has significant potential for improvement, with the majority of its property currently undeveloped. Some of the land is reserved for a future water tower and related appurtenances; this structure and its enclosure will require a reserve of approximately two acres. The remainder of the land offers space for recreation-related development.

At Warren Park the construction of the Creekside Amphitheater and recent land acquisition has provided an opportunity to consider new possibilities. In recent years, the capacity of the electric service at the park has been upgraded, as well as water and wastewater lines. The city also added a large parking area and a four-station food truck court.

As part of these improvements, conservation friendly landscaping was installed, including hardwood trees, grass, shrubs, flowering plants, and ornamentals. New signage was also installed along Castleman Creek. Recently, a second entrance was installed to accommodate considerable traffic during large events.

⁷ <http://www.waco-texas.com/cms-parksandrecreation/page.aspx?id=38>

Through the public input process, it was identified that Hewitt residents desire two major additions to the city's park system: a splash pad or water feature and a dog park. There is also interest in a small building in Warren Park that would serve as a cottage or dressing room for weddings and other events. Residents also expressed a desire for more walking trails. Based on recommendations and staff research, Warren Park was selected as the best option for a future water feature, and Glaze Park was selected as an appropriate site for a dog park. Additionally, it was determined that a walking path could be constructed to connect Glaze Park and Warren Park, as well as provide park access to the nearby neighborhoods of Stone Ridge and Gross-Yowell. Plans for these projects have already been developed and are discussed in more detail in the sections that follow.

1-2 Years – Construct a splash fountain and shade structure in Warren Park that will allow for increased revenue opportunities. The splash fountain will be constructed within close proximity to existing restrooms and parking lot. The Parks and Beautification Committee recommends improvements to the existing restroom facilities. Additionally, the Committee advocates for the use of natural fixtures to complement the overall aesthetic of Warren Park. *Appendix 1* shows the recommended design and site plan for this project.

5 Years – Construct the “Creekside Cottage.” This is a small building complementing the Creekside Amphitheater which will be designed for multiple uses, but primarily will serve as a changing room for wedding parties and other events. Additionally, the small facility will be used during intermission for bands and city staff. This project will include conservation friendly landscaping with hardwood trees, grass, shrubs, flowering plants, and ornamentals. *Appendix 2* shows the recommended design and site plan for this project.

Five-year plans also include the construction of a five-foot wide ADA accessible concrete walking path meandering along the perimeter of Warren park. Current plans show the pathway to consist of two main sections (close to 1/2 mile in distance) which could be combined to make a one-mile loop. The pathway would incorporate the recently installed sidewalk between the existing pavilion and amphitheater. The proposed path would also take advantage of the additional 4-acre of land acquired from Midway ISD and provide for a connection to the future school site. Plans call for the pathway to be lit with energy efficient lighting. An exercise station, rest stops, waste receptacles, appropriate distance signage, and a water fountain (featuring a pet watering station) are also included in the project plan. *Appendix 3* shows the recommended design and site plan for this project.

The Parks and Beautification Committee also recommends that detailed plans be developed for the additional acreage acquired from Midway ISD.

10 Years – Warren Park contains a natural area bordering a portion of Castleman Creek in a wooded area towards the back of the park. Within ten years, it is recommended that this area be developed with an interpretative nature trail that goes through the woods and passes within view of the small waterfall located in the park.

Additionally, ten-year plans include consideration of a community garden located near the nature trail to be used, in part, for demonstration and educational purposes. It is anticipated that Parks staff, Keep Hewitt Beautiful, or the Hewitt Public Library would oversee this effort. The plan includes construction of a picnic pavilion to be dubbed the “G’ma Mac” pavilion in recognition of the donation of land by the McCune family. An access road and parking area would be developed in conjunction with this future development. Development of the garden would require significant professional resources to design and implement the project. This project will include conservation friendly landscaping with hardwood trees, grass, shrubs, flowering plants, and ornamentals.

The Parks and Beautification Committee is also recommending the construction of a bridge over Castleman Creek that would connect Warren Park with adjacent land (to the North). This land is privately owned but is currently maintained by the city. The landowner has expressed interest in the possible sale or donation of this land to the city in the future.

At **Glaze Park** the intermittent flooding and shape of the property limits development potential. However, there are opportunities for development of certain amenities.

1-2 Years – Construct a dog park in Glaze Park in accordance with project plans. The plan currently designates a northern portion of the park to be utilized for this purpose. This development would necessitate the addition of park signage, a parking lot, electricity, lighting, waterlines, and restrooms. The dog park project would include shade structures, benches, and waste receptacles, as well as conservation friendly landscaping with hardwood trees, grass, shrubs, flowering plants, and ornamentals. *Appendix 4* shows the recommended design and site plan for this project.

5 Years – Construct a walking path in Glaze Park to allow for exercise and greater connectivity between Glaze and Warren Parks and the adjacent neighborhoods. This project would consist of a five-foot wide ADA accessible concrete pathway approximately 3/4 mile in distance. Plans call for the pathway to be lit with energy efficient lighting. *Appendix 5* shows the recommended design and site plan for this project.

Additionally, plans include development of a small playground for children near Raylee Circle. This would primarily be used by residents of the Stone Ridge and Gross-Yowell neighborhoods. The playground would be developed in a manner consistent with other city parks, although on a smaller scale. This would include water line extension for landscape irrigation, a water fountain, and a pet watering station. The playground would include shade structures, benches, and waste receptacles as well as conservation friendly landscaping with hardwood trees, grass, shrubs, flowering plants, and ornamentals.

Ten-year plans also include the installation of outdoor exercise equipment and an obstacle course at Glaze Park.

D. Proposed Beautification Projects

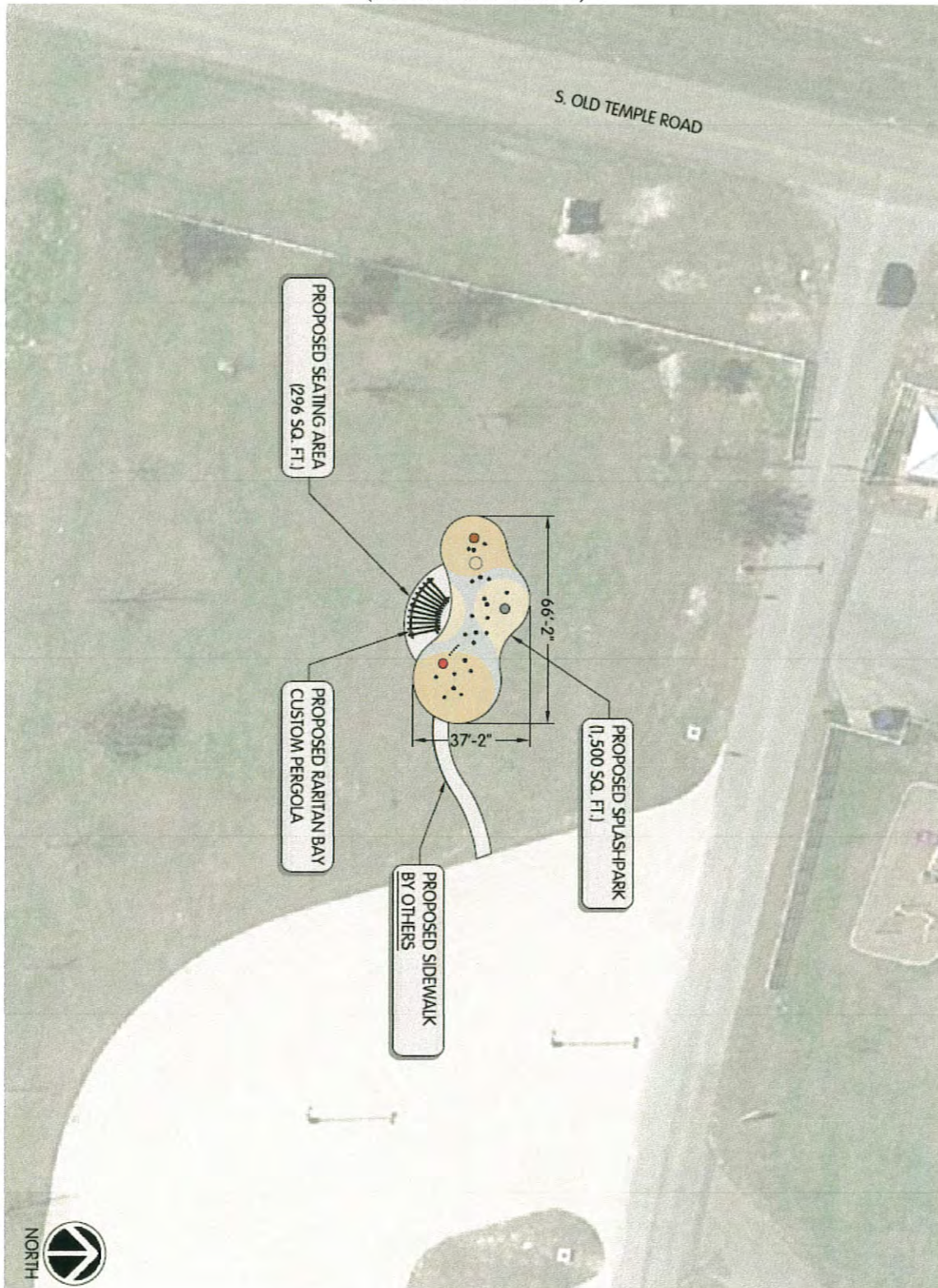
1-2 Years – The Parks and Beautification Committee, in conjunction with city staff and Keep Hewitt Beautiful, are recommending the construction of a large “Welcome to Hewitt” sign and increased roadway island refurbishment. This would include conservation friendly landscaping with hardwood trees, grass, shrubs, flowering plants, and ornamentals.

Beautification plans also include planting bluebonnets along right-of-ways, implementation of an Adopt-a-Highway program, continued development of the city’s Recycling and Conservation Educational Program, and an increase in city-hosted beautification events.

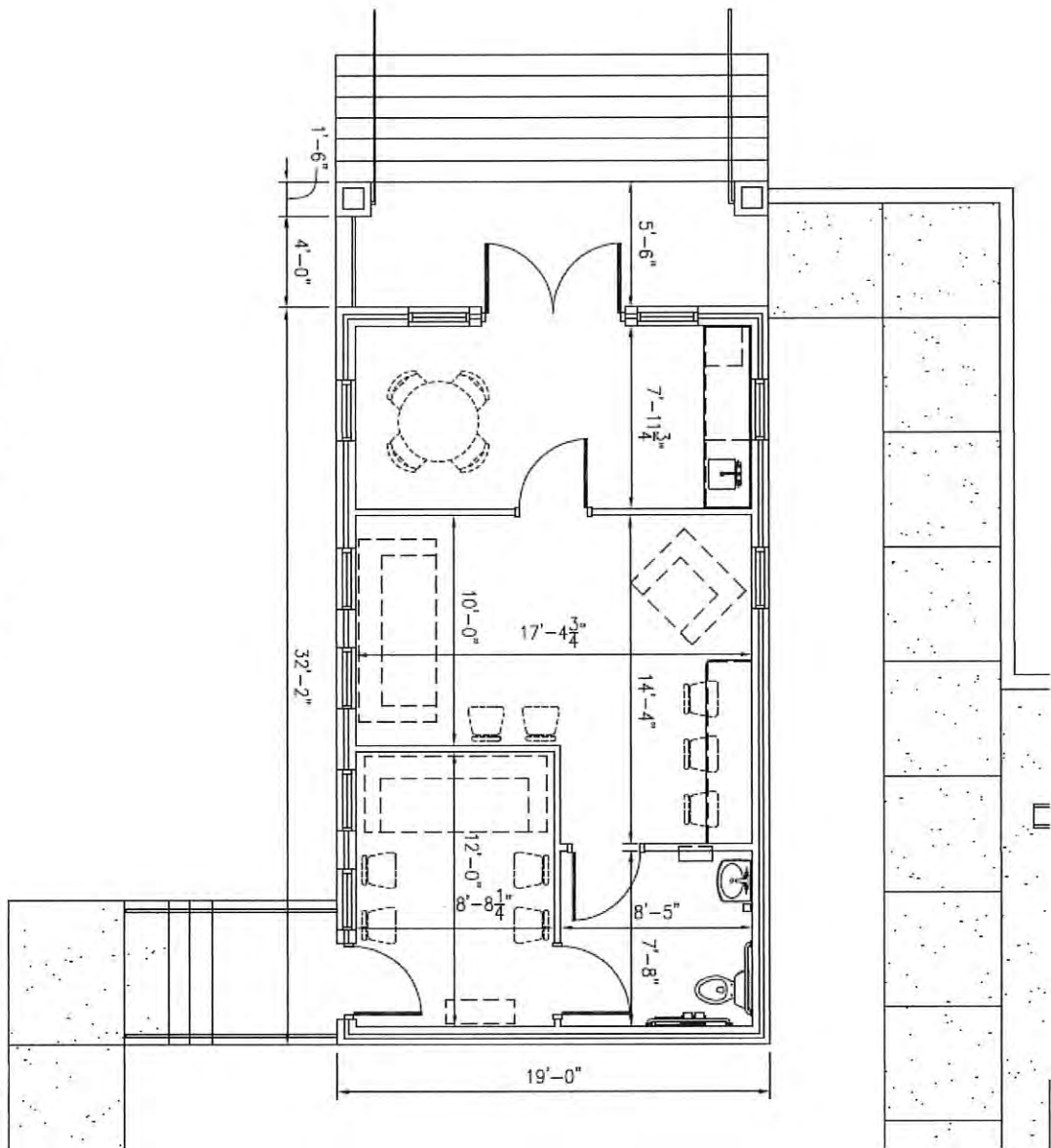
Section 5. Funding

At present, there is funding available for park improvements in recently obtained certificates of obligation. Additionally, many local businesses have expressed interest in “in-kind” contributions for future park projects. The city is also seeking funding and contributions through various grants and community partnerships.

**Appendix 1- Preliminary design for proposed Warren Park Splash Fountain
(CONCEPT ONLY)**

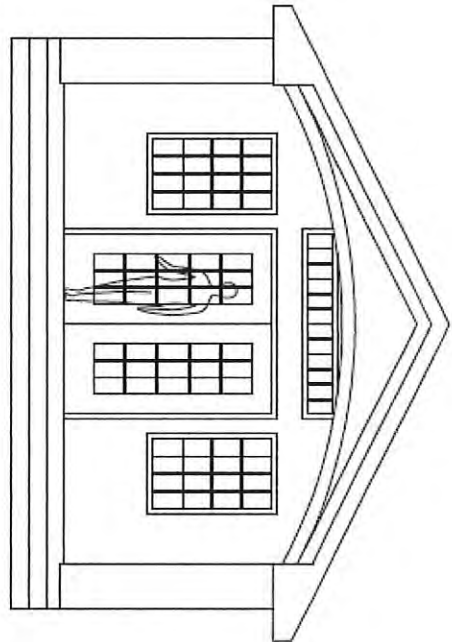


The site plan illustrates the proposed development at 10000 10th Avenue. The building footprint is shown in the lower-left corner, featuring a main structure with a parking lot and a smaller, separate building. The parking lot is located to the right of the main building. The surrounding landscape includes several trees, represented by circular symbols with a central dot, and a road or driveway running along the top and right edges of the site. A north arrow is located in the upper right corner of the plan.



1 FLOOR PLAN
 AREA = 611 SF
 SCALE: 3/16" = 1'-0"

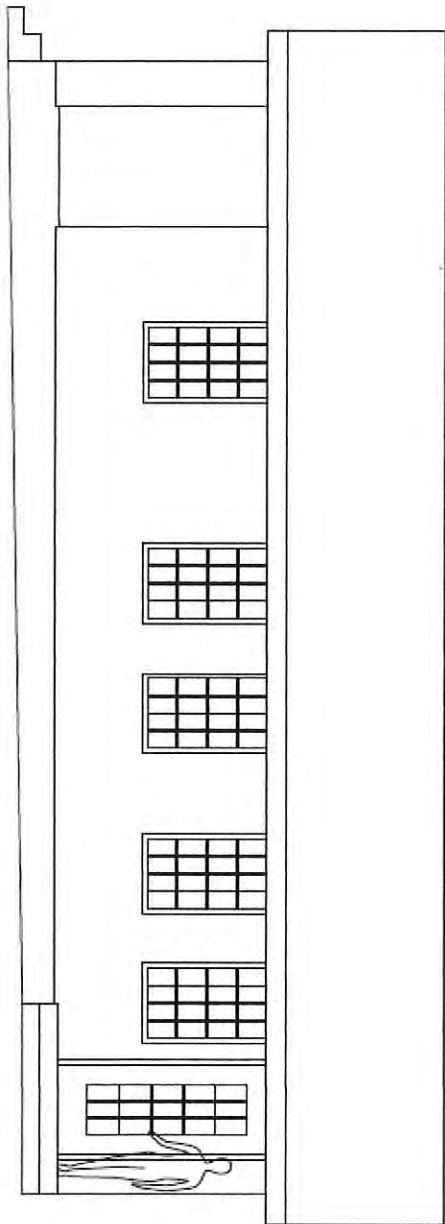
DOCUMENTS ARE INCOMPLETE
 AND MAY NOT BE USED FOR
 REGULATORY APPROVAL, PERMIT,
 OR CONSTRUCTION.
 W. ANDREW LECHNER II TX #22231



1

ELEVATION

SCALE: 1/4" = 1'-0"



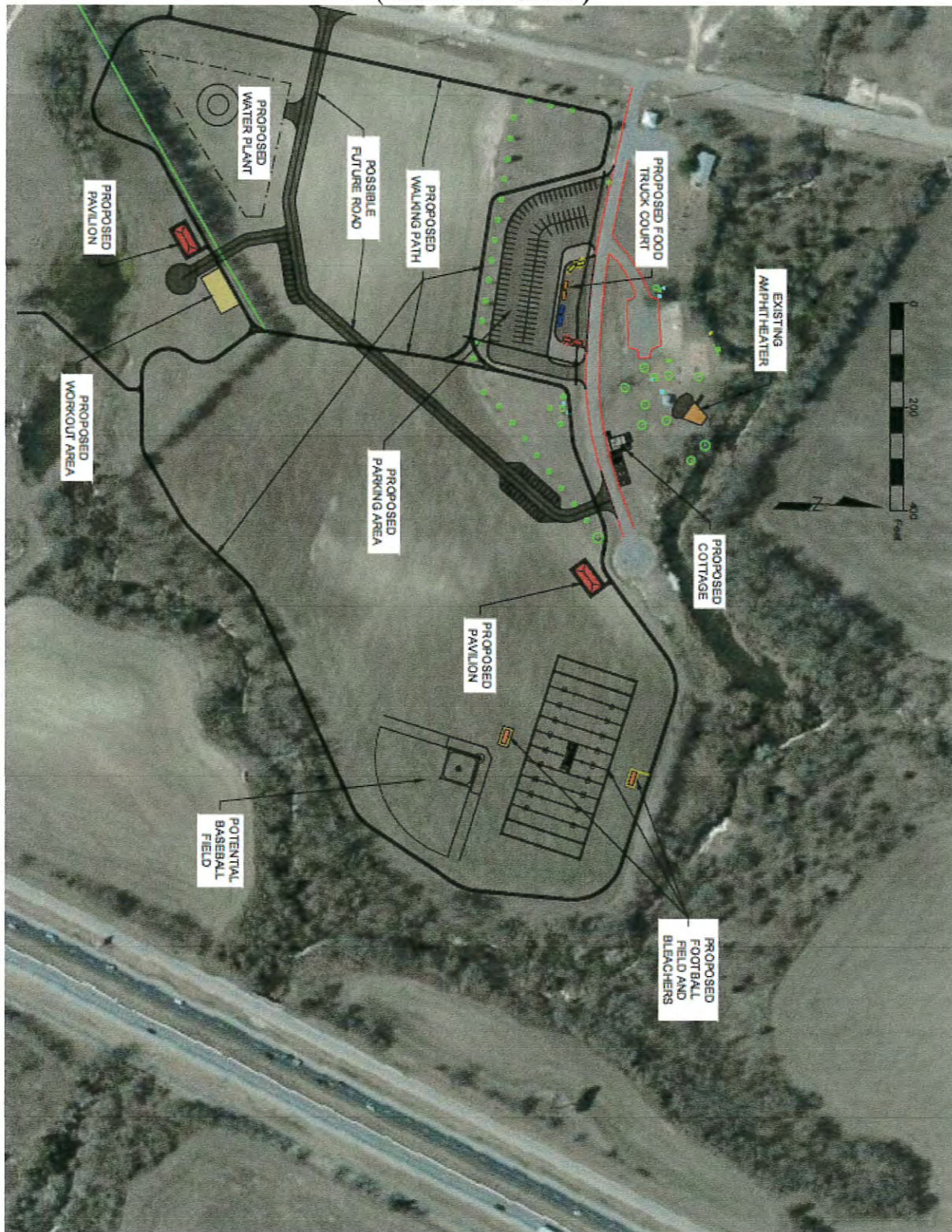
2

ELEVATION

SCALE: 1/4" = 1'-0"

DOCUMENTS ARE INCOMPLETE
AND MAY NOT BE USED FOR
REGULATORY APPROVAL, PERMIT,
OR CONSTRUCTION.
W. ANDREW LECHNER II, TX #22231

Appendix 3- Preliminary design for Proposed Warren Park Walking Path
(and other potential projects)
(CONCEPT ONLY)



41



Appendix 5- Preliminary design for Proposed Glaze Park Walking Path & Playground
(including connection to Warren Park)
(CONCEPT ONLY)



*The Mission of KHB is to plant community roots enriched with education initiatives on:
water conservation, beautification, and waste reduction.*



NOTICE OF MEETING OF THE PARKS AND BEAUTIFICATION COMMITTEE OF THE CITY OF HEWITT, TEXAS

Notice is hereby given that a meeting of the Parks and Beautification Committee will be held on **Wednesday, April 17th, 2019, at 6:00PM in the City Council Chambers at 200 Patriot Court, Hewitt Texas** at which time the following subjects will be discussed:

1. Call Parks and Beautification Committee Meeting to order;
2. Introduction of new Committee member;
3. Discussion of Committee vacancies;
4. Approval of minutes for the January 16th, 2019 Parks and Beautification Board Meeting;
5. Briefing and discussion concerning Keep Hewitt Beautiful;
6. Discussion and Action to create Keep Hewitt Beautiful Committee Structure;
7. Discussion and Action on Parks and Beautification Ten-Year Master Plan;
8. Briefing and discussion concerning MISD Waterway Project;
9. Call for future agenda items;
10. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Parks and Beautification Board of the above-named City of Hewitt, Texas was posted on the Public Notice Board located in the front of the City Hall by **6:00PM on April 12th, 2018.**

City of Hewitt



Katie Allgood, Managing Director of Administration

Persons and 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 request to contact the Parks and Beautification Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

MINUTES OF HEWITT PARKS AND BEAUTIFICATION BOARD MEETING

Wednesday, April 17th, 2019 at 6:00PM in the City Council Chambers at 200 Patriot Court,
Hewitt Texas

Members present: Tom Hernandez, Veronica Molina, Jerry Snider, Ann Schiltz

Member(s) absent: None.

1. **Call Parks and Beautification Committee Meeting to order** – The Meeting was called to order at 6:45pm by Veronica Molina.
2. **Introduction of new Committee member** – Katie Allgood introduced Ann Schiltz.
3. **Discussion of Committee vacancies** – Discussion of vacancies completed by Katie Allgood.
4. **Approval of minutes of the January 16th, 2019 Parks and Beautification Meeting** – Motion by Jerry Snider to approve minutes. Second by Tom Hernandez. All in Favor, Motion Approved.
5. **Briefing and discussion concerning Keep Hewitt Beautiful** – Briefing completed by Karen Sexton.
6. **Discussion and Action to Create Keep Hewitt Beautiful Committee Structure**– Veronica Molina makes a motion to recommend Ann Schiltz as alternate and establish three members as the quorum for the Keep Hewitt Beautiful Committee. Second by Tom Hernandez. All in Favor, Motion Approved.
7. **Discussion and Action on Parks and Beautification Ten-Year Master Plan** – A Motion by Ann Schiltz to recommend the Ten-Year Master Plan to the City Council for approval (with outlined corrections). Second by Jerry Snider. All in Favor, Motion Approved.
8. **Call for future agenda items** – The Board requested an agenda item regarding the formal recommendations of future park projects. This item shall be placed on the May Committee Agenda.
9. **Adjourn** – The Meeting was adjourned at 7:46pm.

15 May 19

Date Approved

Katie Allgood

Katie Allgood
Managing Director of Administration

Veronica Molina

Veronica Molina
Acting Chairman



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 9

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and action on **Ordinance No. 2019-11** changing the Land Use designation of a 2.94 acre tract of land, located on Regal Drive, Hewitt, McLennan County, Texas, also known as Lot 17, Block 6, Texas Central Ind. Addition from Retail to High Density District.

STAFF RECOMMENDATION/ITEM SUMMARY:

Mrs. Navin Sharma submitted a request to Change the land use designation on property located in the 200 block of Regal Dr. This is a tract of land located at the intersection of Regal Dr. and Majestic. Mrs. Sharma is requesting the land use change from Retail to High Density Residential. The Planning and Zoning Commission met on Tuesday, June 25, 2019, to consider the request. After a public hearing and deliberation, the P&Z Commission recommended disapproval of the request with a vote of 4 to 1. A map of the property and copy of the minutes is included in the backup material.

ATTACHMENTS:

P&Z Draft Minutes and supporting documentation
Draft ordinance

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

June 25th, 2019 – 6:00PM

Members Present: John Baker, Michael Hix, Walt Peterson, Jim Pless, Bobby Wolske

Members Absent: Jonathan Dulus

Staff Present: Tracy Lankford, Community Development Director

Miles Whitney, City Engineer

Brittney Cantu, Zoning Secretary

- 1) **Call of Planning & Zoning Commission Meeting to Order.** *Walt Peterson called the meeting to order at 6:29PM.*
- 2) **Consider Approval for Minutes of for the May 7, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
- 3) **Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.** *John Baker made a motion to elect Jonathan Dulus, seconded by Walt Peterson, but due to Dulus being absent, Baker withdrew motion and Commission agreed to table this discussion until the next meeting.*
- 4) **Public Hearing to consider the following requests:**
 - a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.**
Speaking in favor: Jacob Bell, Walker Partners, 832 Washington Ave, Waco, Texas, representing the developer wanting this zoning change. States this property is limiting of the standard R-1 layout. R-1-G would work better with this land. Members of the audience asked Mr. Bell about projected price point, answer was 1800 – 2200 square foot homes at about \$150 – \$160 per square foot. Asked if

this will be privacy fenced in, answer was yes. Concern of audience member regarding drainage in Sunflower Ridge due to more tightly spaced homes, more concrete. Mr. Bell does not anticipate proposed development to cause issues with drainage with the flow going away from Sunflower Ridge.

Speaking against: Leon Williams, 129 Foxglove, Hewitt, Texas, states he is not opposed, but concerned about deteriorating value of homes in Sunflower Ridge. John Patenaude, 343 April Lane, Hewitt, Texas, states he is not completely against, but concerned about drainage issues this may cause on April Lane. Patricia Verhulst, 257 Big Creek Loop, Hewitt, Texas, states she is concerned with drainage issues in Sunflower Ridge and future development of 90 acres to the south of proposed development.

City Comments: Miles Whitney states City has seen only conceptional plan, no engineering plans.

- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.** *Speaking in favor: Navin Sharma, 2621 Concho Bend Drive, Waco, Texas, states he wants to change the land use and zoning from C-2 to R-4. Property has been vacant, sits off of Hewitt Drive behind Café Cappuccino. Mr. Sharma states with other multi-family nearby, it would be a good fit for this property to be residential.*

Speaking against: Roy Harris, 9134 Darby Lane, Woodway, Texas, states changing to high-density would cause drainage and infrastructure issues, and this land is best suited for commercial. Aaron Anderson, Cromwell Company, managers of Regal Village HOA, states this land does not have enough land for multi-family homes, not the right area for this type of development. Nadine Johnson, 9107 Darby Lane, Woodway, Texas, states she is concerned people would be able to see into her property, drainage, safety. Gwynn Dunham, 9006 Darby Lane, Woodway, Texas, concerned about safety. Stephanie Turner, owner of 9104 & 9027 Darby Lane, Woodway, Texas, concerned about maintaining value of surrounding properties, safety. Gordon Ledford, 9105 Darby Lane, Woodway, Texas, concerned about flooding and drainage. Linda Tonkin, 9128 Darby Lane, Woodway, Texas, concerned about traffic and safety.

City Comments: Miles Whitney states City has only received zoning request change, no conceptual plans. Cannot address any issues on drainage or traffic at this time.

- c) **Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.** *Walt Peterson called for*

those speaking in favor or against, no one came forward. Public Hearing closed at 7:13PM.

5) **Discussion and possible action to consider the following requests:**

- a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.**

Motion made by John Baker, seconded by Bobby Wolske to recommend approval. All five in favor, motion to go before City Council July 1.

- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.**

Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.

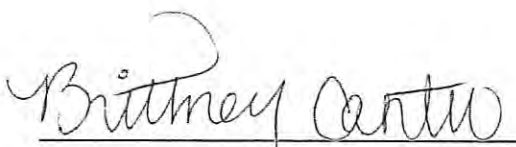
- c) **Navin Sharma to change the zoning of vacant land located at Texas Central**

Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4. *Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.*

- 6) **Adjourn.** *Motion made by John Baker, seconded by Bobby Wolske to adjourn meeting. All five in favor, meeting adjourned at 7:17PM.*

Interim Chairman

Date Approved



Brittney Cantu, Zoning Secretary



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, June 25, 2019, 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 May 7, 2019 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.
4. **Public Hearing** to consider the following requests:
 - a. Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.
 - b. Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.
 - c. Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.
5. Discussion and possible action to consider the following requests:
 - a. Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.

- b. Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.
- c. Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.

6. 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 June 21, 2019.



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.

APPLICATION REVIEW

Z-2019-5

CASE #: Z-2019-5

NOTICES: 22 mailed; 0 returned

HEARING DATE: June 25, 2019

PROPERTY ADDRESS: 200 Block of Regal.

LEGAL DESCRIPTION: Texas Central IND Block 6 Lot 17

APPLICANT: Navin Sharma

MAILING ADDRESS: 2621 Concho Bend Dr. Waco, Texas 76712

ZONING:

The applicant has requested a land use and zone change from **C-2 General Commercial** to **R-4 Multi-family high density District**.

SUMMARY DESCRIPTION OF USES IN R-4: High density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of higher density residential uses and commercial use. The majority of the surrounding properties are residential in use. This property is adjacent to commercial and residential.

STAFF RECOMMENDATION

Community Development recommends **approval** of this request to change based on the following findings:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in R-4 zoning district.
- 3) The property meets all the size and width requirements for R-4 zoning.
- 4) The property is located on Regal Dr.

ENGINEERING DATA

Engineering comments will be provided

TRAFFIC DATA

- 1) Description of the adjacent street system:
Road: Regal.
Classification: Minor
Number of Lanes: 2
Average Daily Traffic: data not available
- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: Minor
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: Slight
 - c) Pedestrian traffic: no
 - d) Visibility problems: no
- 4) Traffic Department comments and recommendations:
No significant traffic impact anticipated.

PUBLIC WORKS DATA

- 1) Street condition:
Good X Acceptable ____ Needs Reconstruction ____
- 2) Street width:
Existing: ROW 60' Pavement 37'
Required: ROW 60' Pavement 37'
- 3) Curb and Gutter:
Does not apply ____ Needs to be installed ____ Exists X Needs Reconstruction ____
- 4) Drainage facilities are required for this development.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the request.
- 6) Sewer is available to the property but will need to be extended.
- 7) Public Works comments and recommendations:
The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW

Comments: None

FIRE DEPARTMENT REVIEW

Anticipated Fire Response Time: _____

Is the Fire Response Time Adequate? Yes _____ No _____

Fire Department Comments and Recommendations:

Fire hydrants will need to be relocated and an additional hydrant will need to be installed due to the length of the drive.

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required: Yes _____ No X

Date of Inspection: None

Comments: None

POLICE DEPARTMENT REVIEW

Comments: None

PROPERTY OWNERS LIST

Applicant: Navin Sharma

Owner: Salome Family Partnership LTD

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: TEXAS CENTRAL IND Block 6 Lot 17 Acres 2.94

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.

TBD 2.94 ACRES - REGAL DRIVE, HEWITT, TX 76643

Zoning Change From C-2 to R-4

Please describe the interest in property:

CONSTRUCTION OF MULTI-FAMILY UNITS (SEE ATTACHED APPENDIX A FOR A DETAILED EXPLANATION).

Existing Building(s) on Property: NONE - VACANT LAND

Total square feet of all Buildings on Property: NOT APPLICABLE

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

Ownership (deed): Doc. #/MCC No.: 2013037615

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): JUNE 4th, 2019.

The rezoning 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. Submit one (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 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:

SALOME FAMILY PARTNERSHIP LTD & MELVIN A LIPSITZ JR

Telephone Number:

254-756-4114

Mailing Address:

P.O. Box 509

Email Address:

tsalome@tsalomeinvestments.com

Signature of Property Owner:

Don N. Salome

Date:

5/15/19

Name of Applicant/Representative:

NAVIN SHARMA

Telephone Number:

254-412-9846

Mailing Address:

2621 CONCHO BEND DRIVE, WACO, TX 76712

Email Address:

navin.sharma@yahoo.co.uk

Signature of Applicant/Representative:

Navin Sharma

Date:

05/14/2019

TOM G. SALOME

P.O. Box 509
Waco, Texas 76703
254-756-4114

Hewitt Planning and Zoning Department:

I, Tom G. Salome, owner of 2.94 acres located on Regal Drive, Hewitt give Navin Sharma of 2621 Concho Bend Drive, Waco TX 76712 my permission to present the request for zoning change to the Planning and Zoning Amendment of the Zoning Ordinance – Hewitt, TX.

THE STATE OF TEXAS

COUNTY OF McLENNAN

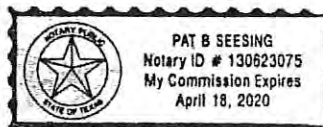
On this, the 14 day of May, 2019, before me a notary public, the undersigned authority, personally appeared Tom G. Salome known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Pat B. Seesing

Notary Public in and for

The State of Texas



Appendix A.

TBD 2.94 ACRES – REGAL DRIVE

Considering the facts below, I would like to propose the zoning change from zone C-2 to zone R-4.

1. This property has been on the market for quite some time as a commercial property, but it has not sold because it is not a good fit for commercial use.
2. Being at a considerable distance from Hewitt Drive, this property will not serve as a good commercial lot.
3. This property is already surrounded by several multi-family units, making it more suitable for multi-family use.

With the continuing rapid growth in the city of Hewitt, a residential plan for this property will help the city's growing population to have access to affordable housing, great schools, and at the same time fulfill their families' needs.

Thank you for your consideration.

NAVIN SHARMA

SIGNATURE: Navin Sharma



DATE: 05/15/2019 05:05 PM
GMT

Property Identification #:346903

Property Information:2019

Owner Identification #:426623

Geo ID:
Situs Address: REGAL DR HEWITT, TX 76643
Property Type: Real
State Code: C2

Legal Description: TEXAS CENTRAL IND Block 6 Lot 17 Acres 2.94
Abstract: 2660.00S36
Neighborhood: Hewitt Hewitt City
Appraised Value: \$398,780.00
Jurisdictions: 36, 62, 86, 00, CAD

Name: SALOME FAMILY PARTNERSHIP LTD & MELVIN A LIPSITZ JR
Exemptions:
DBA: Null



McLennan CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The McLennan County Appraisal District expressly disclaims any and all liability in connection herewith.

ORDINANCE NO. 2019-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 2003-04-21 AND ALL AMENDMENTS THERETO, KNOWN AS THE COMPREHENSIVE PLAN 2022 OF THE CITY OF HEWITT, TEXAS, CHANGING THE FUTURE LAND USE PLAN OF THE HEREIN DESCRIBED PROPERTY FROM RETAIL TO HIGH DENSITY RESIDENTIAL PROVIDING SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by Navin Sharma to rezone Lot 17 block 6 Texas Central Ind. Addition located north of the intersection of Regal Drive and Majestic Drive, from **Retail to High Density Residential**.

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law, and

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on July 1, 2019, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday, June 25, 2019, after due notice in the manner provided by law; and

WHEREAS, a site plan of the proposed development was presented and discussed, and

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending disapproval of this rezoning request by a vote of 4 in approval and 1 in denial; and

WHEREAS, the City Council of the City of Hewitt, Texas deems that this change complies with the spirit of the Comprehensive Plan, is appropriate for the shape and size of the property, and is in the public interest;

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

SECTION ONE. All that certain tract or parcel of land in McLennan County, Texas, known as Lot 17 block 6 Texas Central Ind. Addition located north of the intersection of Regal Drive and Majestic Drive, Hewitt, McLennan County, Texas, from **Retail to High Density Residential**.

SECTION TWO. A proposed map of area is shown in Exhibit "A".

SECTION THREE. All ordinances, statutes, restrictions and regulations applicable to this property shall be complied with as well as all zoning restrictions and regulations that are applicable to this property.

SECTION FOUR. That all provisions of the ordinances of the City of Hewitt in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION FIVE. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION SIX.

This Ordinance shall become effective when passed.

PASSED AND APPROVED this the 1st day of July, 2019 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charlie Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 10

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and action on **Ordinance No. 2019-12** rezoning of a 2.94 acre tract of land, located on Regal Drive, Hewitt, McLennan County, Texas, also known as Lot 17, Block 6, Texas Central Ind. Addition from C-2 (General Commercial District) to R-4 (Multi-family High Density District).

STAFF RECOMMENDATION/ITEM SUMMARY:

Mrs. Navin Sharma submitted a request to rezone property located in the 200 block of Regal Dr. This is a tract of land located at the intersection of Regal Dr. and Majestic. Mrs. Sharma is requesting the rezoning change from C-2 (General Commercial District) to R-4 (Multi-family high density District). The Planning and Zoning Commission met on Tuesday, June 25, 2019, to consider the request. After a public hearing and deliberation, the P&Z Commission recommended disapproval of the request with a vote of 4 to 1. A map of the property and copy of the minutes is included in the backup material.

ATTACHMENTS:

P&Z Draft Minutes and supporting documentation
Draft ordinance

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

June 25th, 2019 – 6:00PM

Members Present: John Baker, Michael Hix, Walt Peterson, Jim Pless, Bobby Wolske

Members Absent: Jonathan Dulus

Staff Present: Tracy Lankford, Community Development Director

Miles Whitney, City Engineer

Brittney Cantu, Zoning Secretary

- 1) **Call of Planning & Zoning Commission Meeting to Order.** *Walt Peterson called the meeting to order at 6:29PM.*
- 2) **Consider Approval for Minutes of for the May 7, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
- 3) **Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.** *John Baker made a motion to elect Jonathan Dulus, seconded by Walt Peterson, but due to Dulus being absent, Baker withdrew motion and Commission agreed to table this discussion until the next meeting.*
- 4) **Public Hearing to consider the following requests:**
 - a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.**
Speaking in favor: Jacob Bell, Walker Partners, 832 Washington Ave, Waco, Texas, representing the developer wanting this zoning change. States this property is limiting of the standard R-1 layout. R-1-G would work better with this land. Members of the audience asked Mr. Bell about projected price point, answer was 1800 – 2200 square foot homes at about \$150 – \$160 per square foot. Asked if

this will be privacy fenced in, answer was yes. Concern of audience member regarding drainage in Sunflower Ridge due to more tightly spaced homes, more concrete. Mr. Bell does not anticipate proposed development to cause issues with drainage with the flow going away from Sunflower Ridge.

Speaking against: Leon Williams, 129 Foxglove, Hewitt, Texas, states he is not opposed, but concerned about deteriorating value of homes in Sunflower Ridge. John Patenaude, 343 April Lane, Hewitt, Texas, states he is not completely against, but concerned about drainage issues this may cause on April Lane. Patricia Verhulst, 257 Big Creek Loop, Hewitt, Texas, states she is concerned with drainage issues in Sunflower Ridge and future development of 90 acres to the south of proposed development.

City Comments: Miles Whitney states City has seen only conceptional plan, no engineering plans.

- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.** *Speaking in favor:* Navin Sharma, 2621 Concho Bend Drive, Waco, Texas, states he wants to change the land use and zoning from C-2 to R-4. Property has been vacant, sits off of Hewitt Drive behind Café Cappuccino. Mr. Sharma states with other multi-family nearby, it would be a good fit for this property to be residential.

Speaking against: Roy Harris, 9134 Darby Lane, Woodway, Texas, states changing to high-density would cause drainage and infrastructure issues, and this land is best suited for commercial. Aaron Anderson, Cromwell Company, managers of Regal Village HOA, states this land does not have enough land for multi-family homes, not the right area for this type of development. Nadine Johnson, 9107 Darby Lane, Woodway, Texas, states she is concerned people would be able to see into her property, drainage, safety. Gwynn Dunham, 9006 Darby Lane, Woodway, Texas, concerned about safety. Stephanie Turner, owner of 9104 & 9027 Darby Lane, Woodway, Texas, concerned about maintaining value of surrounding properties, safety. Gordon Ledford, 9105 Darby Lane, Woodway, Texas, concerned about flooding and drainage. Linda Tonkin, 9128 Darby Lane, Woodway, Texas, concerned about traffic and safety.

City Comments: Miles Whitney states City has only received zoning request change, no conceptual plans. Cannot address any issues on drainage or traffic at this time.

- c) **Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.** Walt Peterson called for

those speaking in favor or against, no one came forward. Public Hearing closed at 7:13PM.

5) **Discussion and possible action to consider the following requests:**

- a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.**

Motion made by John Baker, seconded by Bobby Wolske to recommend approval. All five in favor, motion to go before City Council July 1.

- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.**

Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.

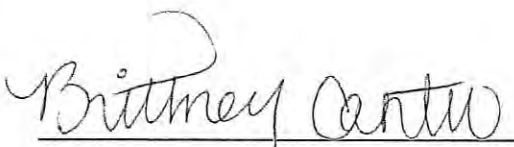
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- 6) **Adjourn.** *Motion made by John Baker, seconded by Bobby Wolske to adjourn meeting. All five in favor, meeting adjourned at 7:17PM.*

Interim Chairman

Date Approved



Brittney Cantu, Zoning Secretary

HEWITT TEXAS

NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

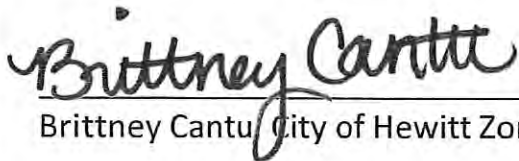
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Z-2019-5

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MAILING ADDRESS: 2621 Concho Bend Dr. Waco, Texas 76712

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The applicant has requested a land use and zone change from **C-2 General Commercial** to **R-4 Multi-family high density District**.

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NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of higher density residential uses and commercial use. The majority of the surrounding properties are residential in use. This property is adjacent to commercial and residential.

STAFF RECOMMENDATION

Community Development recommends **approval** of this request to change based on the following findings:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in R-4 zoning district.
- 3) The property meets all the size and width requirements for R-4 zoning.
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ENGINEERING DATA

Engineering comments will be provided

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- 1) Description of the adjacent street system:
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Classification: Minor
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- 6) Sewer is available to the property but will need to be extended.
- 7) Public Works comments and recommendations:
The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW

Comments: None

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Anticipated Fire Response Time: _____

Is the Fire Response Time Adequate? Yes ____ No ____

Fire Department Comments and Recommendations:

Fire hydrants will need to be relocated and an additional hydrant will need to be installed due to the length of the drive.

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required: Yes ____ No X

Date of Inspection: None

Comments: None

POLICE DEPARTMENT REVIEW

Comments: None

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Owner: Salome Family Partnership LTD

HEWITT TEXAS

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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).

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Name of Property Owner:

SALOME FAMILY PARTNERSHIP LTD & MELVIN A LIPSITZ JR

Telephone Number:

254-756-4114

Mailing Address:

P.O. Box 509

Email Address:

tsalome@tomsabmeinvestments.com

Signature of Property Owner:

Elon G. Salome

Date:

5/15/19

Name of Applicant/Representative:

NAVIN SHARMA

Telephone Number:

254-412-9846

Mailing Address:

2621 CONCHO BEND DRIVE, WACO, TX 76712

Email Address:

navin.sharma@yahoo.co.uk

Signature of Applicant/Representative:

Navin Sharma

Date:

05/14/2019

TOM G. SALOME

P.O. Box 509
Waco, Texas 76703
254-756-4114

Hewitt Planning and Zoning Department:

I, Tom G. Salome, owner of 2.94 acres located on Regal Drive, Hewitt give Navin Sharma of 2621 Concho Bend Drive, Waco TX 76712 my permission to present the request for zoning change to the Planning and Zoning Amendment of the Zoning Ordinance – Hewitt, TX.

THE STATE OF TEXAS

COUNTY OF McLENNAN

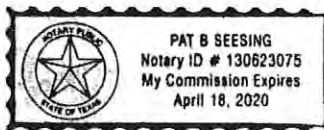
On this, the 14 day of May, 2019, before me a notary public, the undersigned authority, personally appeared Tom G. Salome known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Pat B. Seesing

Notary Public in and for

The State of Texas



Appendix A.

TBD 2.94 ACRES – REGAL DRIVE

Considering the facts below, I would like to propose the zoning change from zone C-2 to zone R-4.

1. This property has been on the market for quite some time as a commercial property, but it has not sold because it is not a good fit for commercial use.
2. Being at a considerable distance from Hewitt Drive, this property will not serve as a good commercial lot.
3. This property is already surrounded by several multi-family units, making it more suitable for multi-family use.

With the continuing rapid growth in the city of Hewitt, a residential plan for this property will help the city's growing population to have access to affordable housing, great schools, and at the same time fulfill their families' needs.

Thank you for your consideration.

NAVIN SHARMA

SIGNATURE: Navin Sharma



DATE: _____

05/15/2019 05:05 PM
GMT

Property Identification #:346903

Geo ID:
Situs Address: REGAL DR HEWITT, TX 76643
Property Type: Real
State Code: C2

Property Information:2019

Legal Description:TEXAS CENTRAL IND Block 6 Lot 17 Acres 2.94
Abstract: 2660.00S36
Neighborhood: Hewitt Hewitt City
Appraised Value: \$398,780.00
Jurisdictions: 36, 62, 86, 00, CAD

Owner Identification #:426623

Name: SALOME FAMILY PARTNERSHIP LTD & MELVIN A LIPSITZ JR
Exemptions:
DBA: Null



Mclennan CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Mclennan County Appraisal District expressly disclaims any and all liability in connection herewith.

ORDINANCE NO. 2019-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 11-15-99 AND ALL AMENDMENTS THERETO, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF HEWITT, TEXAS, CHANGING THE ZONING CLASSIFICATIONS OF THE HEREIN DESCRIBED PROPERTY FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-4 MULTI-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by Amer Mohiuddin to rezone Lot 17 block 6 Texas Central Ind. Addition located north of the intersection of Regal Drive and Majestic Drive, Hewitt, McLennan County, Texas, from **C-2 General Commercial to R-4 Multi-Family High Density Residential**

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law, and

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on July 1, 2019, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday, June 25, 2019, after due notice in the manner provided by law; and

WHEREAS, a site plan of the proposed development was presented and discussed, and

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending disapproval of this rezoning request by a unanimous vote; and

WHEREAS, the City Council of the City of Hewitt, Texas deems that this rezoning is in accordance with the Comprehensive Land Use Plan and is in the public interest;

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

SECTION ONE. All that certain tract or parcel of land in McLennan County, Texas, known as Lot 17 block 6 Texas Central Ind. Addition, Hewitt, McLennan County, Texas, from **C-2 (General Commercial) to R-4 (Multi-Family High Density Residential)**

SECTION TWO. A proposed map of area is shown in Exhibit "A".

SECTION THREE. All ordinances, statutes, restrictions and regulations applicable to this property shall be complied with as well as all zoning restrictions and regulations that are applicable to this property.

SECTION FOUR. That all provisions of the ordinances of the City of Hewitt in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION FIVE. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION SIX. Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION SEVEN. The caption of this Ordinance shall be published within ten (10) days of its passage in a newspaper of general circulation in the City of Hewitt.

SECTION EIGHT. This Ordinance shall become effective ten (10) days after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED this the 1st day of July, 2019 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 11

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and action on **Ordinance No. 2019-13** rezoning of a 6.5 acre tract of land, located in the 300 Block of Old Temple Road, Hewitt, McLennan County, Texas, also known as O'Campo C Tract 1 from R-1 (Single-Family District) to R-1-G (Garden Home District).

STAFF RECOMMENDATION/ITEM SUMMARY:

Mr. Jacob Bell submitted a request to rezone property located in the 300 block of Old Temple Rd. This is a tract of land located about 1000 feet south of the intersection of Spring Valley Rd and Old Temple Rd.. Mr. Bell is requesting the rezoning change from R-1 (Single-Family District) to R-1-G (Garden Home District). The Planning and Zoning Commission met on Tuesday, June 25, 2019 to consider the request. After a public hearing and deliberation, the P&Z Commission recommended to approve the request with a vote of 5 to 0. A map of the property and copy of the minutes is included in the backup material.

ATTACHMENTS:

P&Z Draft Minutes and supporting documentation
Draft ordinance



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

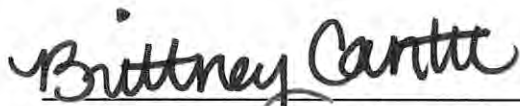
Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt on **Tuesday, June 25, 2019, at 6:00PM in the City Council Chambers at Hewitt City Hall, located at 200 Patriot Court, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider approval of minutes for the May 7, 2019 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.
4. **Public Hearing** to consider the following requests:
 - a. Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.
 - b. Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.
 - c. Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.
5. Discussion and possible action to consider the following requests:
 - a. Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.

- b. Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.
- c. Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.

6. 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 June 21, 2019.



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.



MINUTES OF THE PLANNING AND ZONING COMMISSION

June 25th, 2019 – 6:00PM

Members Present: John Baker, Michael Hix, Walt Peterson, Jim Pless, Bobby Wolske

Members Absent: Jonathan Dulus

Staff Present: Tracy Lankford, Community Development Director
Miles Whitney, City Engineer
Brittney Cantu, Zoning Secretary

- 1) **Call of Planning & Zoning Commission Meeting to Order.** *Walt Peterson called the meeting to order at 6:29PM.*
- 2) **Consider Approval for Minutes of for the May 7, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
- 3) **Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.** *John Baker made a motion to elect Jonathan Dulus, seconded by Walt Peterson, but due to Dulus being absent, Baker withdrew motion and Commission agreed to table this discussion until the next meeting.*
- 4) **Public Hearing to consider the following requests:**
 - a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.** *Speaking in favor: Jacob Bell, Walker Partners, 832 Washington Ave, Waco, Texas, representing the developer wanting this zoning change. States this property is limiting of the standard R-1 layout. R-1-G would work better with this land. Members of the audience asked Mr. Bell about projected price point, answer was 1800 – 2200 square foot homes at about \$150 – \$160 per square foot. Asked if*

this will be privacy fenced in, answer was yes. Concern of audience member regarding drainage in Sunflower Ridge due to more tightly spaced homes, more concrete. Mr. Bell does not anticipate proposed development to cause issues with drainage with the flow going away from Sunflower Ridge.

Speaking against: Leon Williams, 129 Foxglove, Hewitt, Texas, states he is not opposed, but concerned about deteriorating value of homes in Sunflower Ridge. John Patenaude, 343 April Lane, Hewitt, Texas, states he is not completely against, but concerned about drainage issues this may cause on April Lane. Patricia Verhulst, 257 Big Creek Loop, Hewitt, Texas, states she is concerned with drainage issues in Sunflower Ridge and future development of 90 acres to the south of proposed development.

City Comments: Miles Whitney states City has seen only conceptional plan, no engineering plans.

- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.** *Speaking in favor: Navin Sharma, 2621 Concho Bend Drive, Waco, Texas, states he wants to change the land use and zoning from C-2 to R-4. Property has been vacant, sits off of Hewitt Drive behind Café Cappuccino. Mr. Sharma states with other multi-family nearby, it would be a good fit for this property to be residential.*

Speaking against: Roy Harris, 9134 Darby Lane, Woodway, Texas, states changing to high-density would cause drainage and infrastructure issues, and this land is best suited for commercial. Aaron Anderson, Cromwell Company, managers of Regal Village HOA, states this land does not have enough land for multi-family homes, not the right area for this type of development. Nadine Johnson, 9107 Darby Lane, Woodway, Texas, states she is concerned people would be able to see into her property, drainage, safety. Gwynn Dunham, 9006 Darby Lane, Woodway, Texas, concerned about safety. Stephanie Turner, owner of 9104 & 9027 Darby Lane, Woodway, Texas, concerned about maintaining value of surrounding properties, safety. Gordon Ledford, 9105 Darby Lane, Woodway, Texas, concerned about flooding and drainage. Linda Tonkin, 9128 Darby Lane, Woodway, Texas, concerned about traffic and safety.

City Comments: Miles Whitney states City has only received zoning request change, no conceptual plans. Cannot address any issues on drainage or traffic at this time.

- c) **Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.** *Walt Peterson called for*

those speaking in favor or against, no one came forward. Public Hearing closed at 7:13PM.

5) **Discussion and possible action to consider the following requests:**

- a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.**

Motion made by John Baker, seconded by Bobby Wolske to recommend approval. All five in favor, motion to go before City Council July 1.

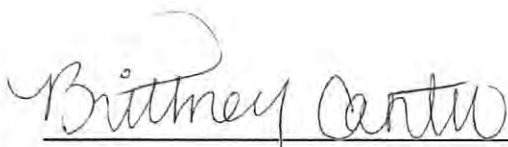
- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.** *Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.*

- c) **Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.** *Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.*

- 6) **Adjourn.** *Motion made by John Baker, seconded by Bobby Wolske to adjourn meeting. All five in favor, meeting adjourned at 7:17PM.*

Interim Chairman

Date Approved



Brittney Cantu, Zoning Secretary

APPLICATION REVIEW

Z-2019-4

CASE #: Z-2019-4

NOTICES: 34 mailed; 0 returned

HEARING DATE: June 4, 2019

PROPERTY ADDRESS: 300 Block Old Temple Rd.

LEGAL DESCRIPTION: O'Campo C A-32 Tract 6.5 Acres

APPLICANT: Jacob Bell, Walker Partners LLC

MAILING ADDRESS: 823 Washington Ave. Waco, Texas 76701

ZONING:

The applicant has requested a zone change from **R-1 Single-family** to **R-1-G Garden Home District**.

SUMMARY DESCRIPTION OF USES IN R-1-G: The purpose of the R-1-G, Garden Home District is to allow for a higher concentration of single-family homes per acre by reducing the minimum lot size and building set back requirements while maintaining quality architectural and landscape design.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of residential uses. The majority of the surrounding properties are residential in use. This property is adjacent to single-family residential.

STAFF RECOMMENDATION

Community Development recommends **approval** of this request to change based on the following findings:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in R-1-G zoning district.
- 3) The property meets all the size and width requirements for R-1-G zoning.
- 4) The property is located on Old Temple Rd.

ENGINEERING DATA

Engineering comments will be provided

TRAFFIC DATA

- 1) Description of the adjacent street system:
Road: Old Temple Rd.
Classification: Collector
Number of Lanes: 2
Average Daily Traffic: data not available
- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: Minor
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: Slight
 - c) Pedestrian traffic: no
 - d) Visibility problems: no
- 4) Traffic Department comments and recommendations:
No significant traffic impact anticipated.

PUBLIC WORKS DATA

- 1) Street condition:
Good X Acceptable ____ Needs Reconstruction ____
- 2) Street width:
Existing: ROW 45' Pavement 25'
Required: ROW 45' Pavement 25'
- 3) Curb and Gutter:
Does not apply ____ Needs to be installed ____ Exists X Needs Reconstruction ____
- 4) Drainage facilities are required for this development.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the request.
- 6) Sewer is available to the property but will need to be extended.
- 7) Public Works comments and recommendations:

The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW

Comments: None

FIRE DEPARTMENT REVIEW

Anticipated Fire Response Time: _____

Is the Fire Response Time Adequate? Yes ____ No ____

Fire Department Comments and Recommendations:

Fire hydrants will need to be relocated and an additional hydrant will need to be installed due to the length of the drive.

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required: Yes ____ No X

Date of Inspection: None

Comments: None

POLICE DEPARTMENT REVIEW

Comments: None

PROPERTY OWNERS LIST

Applicant: Jacob Bell

Owner: Phillip Clark Neely

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: 6.5 Acres C. O'Campo Survey A-32

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.

Across Old Temple Road from Evergreen Ct.
MCAD Geo # 360032000244014

Zoning Change From R-1 to R-1-G

Please describe the interest in property:

New Subdivision

Existing Building(s) on Property: None

Total square feet of all Buildings on Property: N/A

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

Ownership (deed): Doc. #/MCC No.: 2017004956 & 20180365PR1

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 06/04/2019

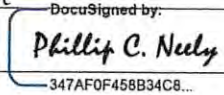
The rezoning application must be completed along with the following information:

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. Submit one (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 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.

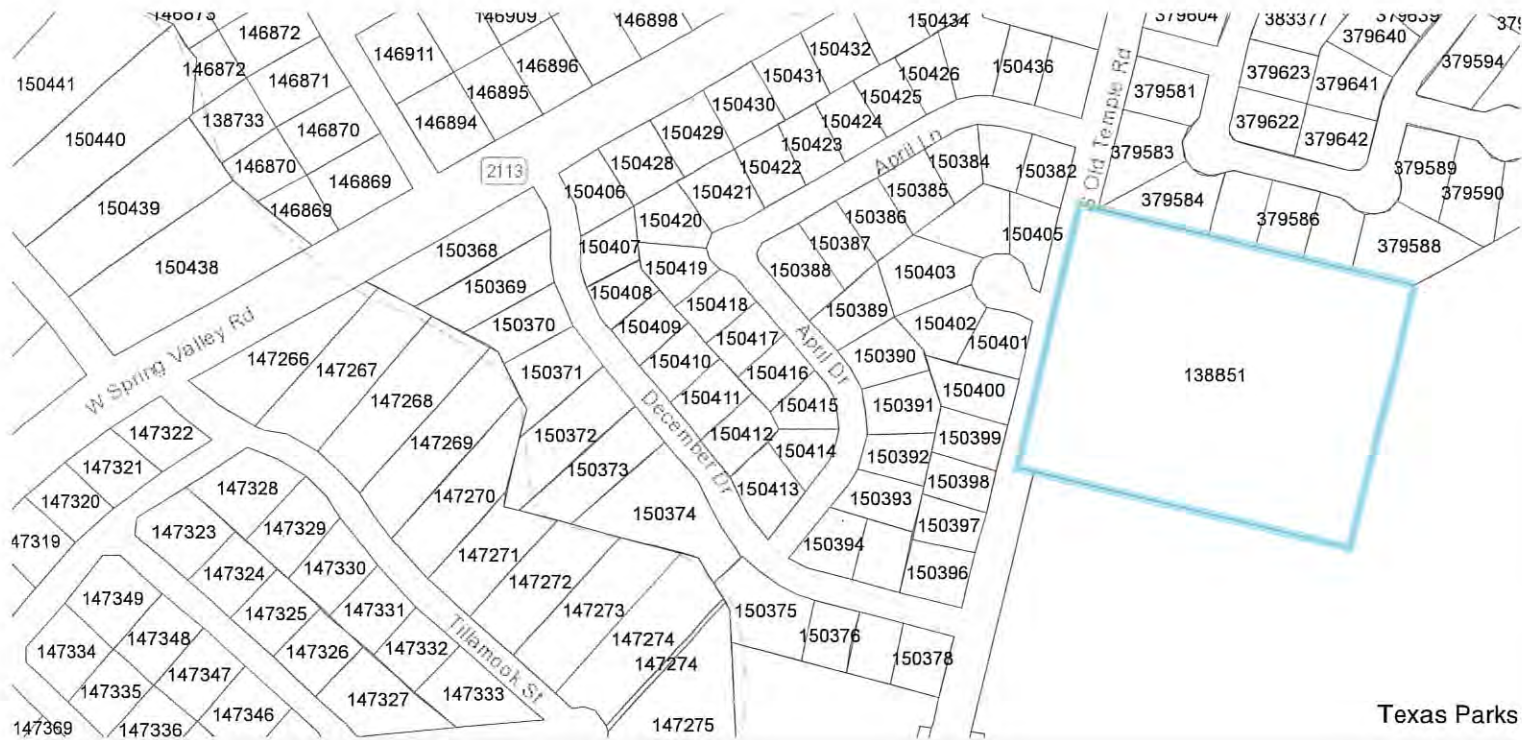
I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Planning and Zoning Commission shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Phillip Clark Neely, Etal
Telephone Number: 254-744-6770
Mailing Address: 1620-F West Loop 340 Waco, TX 76712
Email Address: pneely@aatg.net
Signature of Property Owner: 
Date: 5/3/2019

Name of Applicant/Representative: Jacob Bell, P.E. Walker Partners, LLC
Telephone Number: 254-714-1402
Mailing Address: 823 Washington Ave. Ste. 100 Waco, TX 76701
Email Address: jbell@walkerpartners.com
Signature of Applicant/Representative: 
Date: 5/3/2019

Owner Identification #:472278

Name: NEELY PHILLIP CLARK ETAL
Exemptions:
DBA: Null



Texas Parks

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ORDINANCE NO. 2019-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 11-15-99 AND ALL AMENDMENTS THERETO, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF HEWITT, TEXAS, CHANGING THE ZONING CLASSIFICATIONS OF THE HEREIN DESCRIBED PROPERTY FROM R-1 (SINGLE-FAMILY DISTRICT) TO R-1-G (GARDEN HOME DISTRICT) PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by Jacob Bell to rezone a 6.5 acre tract of land, legally known as the O'Campo C tract 1, Hewitt, McLennan County, Texas, from **R-1 (Single-Family District) to R-1-G (Garden Home District)**.

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law, and

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on July 1, 2019, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday, June 25, 2019, after due notice in the manner provided by law; and

WHEREAS, a site plan of the proposed development was presented and discussed, and

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending approval of this rezoning request by a unanimous vote; and

WHEREAS, the City Council of the City of Hewitt, Texas deems that this rezoning is in accordance with the Comprehensive Land Use Plan and is in the public interest;

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

SECTION ONE. All that certain tract or parcel of land in McLennan County, Texas, being 6.5 acre tract of land, legally known as the O'Campo C Tract 1, Hewitt, McLennan County, Texas, from **R-1 (Single-Family District) to R-1-G (Garden Home District)**.

SECTION TWO. A proposed map of area is shown in Exhibit "A".

SECTION THREE. All ordinances, statutes, restrictions and regulations applicable to this property shall be complied with as well as all zoning restrictions and regulations that are applicable to this property.

SECTION FOUR. That all provisions of the ordinances of the City of Hewitt in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION FIVE. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION SIX. Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION SEVEN. The caption of this Ordinance shall be published within ten (10) days of its passage in a newspaper of general circulation in the City of Hewitt.

SECTION EIGHT. This Ordinance shall become effective ten (10) days after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED this the 1st day of July, 2019 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charlie Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 12

SUBMITTED BY: Miles Whitney, City Engineer

ITEM DESCRIPTION:

Authorize Change Order No. 1 to the 2018 – I-35 Waterline Replacement; Phase 3 project to Blackrock Construction in the amount of \$30,299.41.

STAFF RECOMMENDATION/ITEM SUMMARY:

During the construction of the project, a fiber optic cable was found to be in the same alignment as our proposed waterline, from approximately Glenleigh Dr. to Baxley St. In order to work around the conflict, the City's waterline alignment was revised.

SUGGESTED MOTION:

"I move to authorize Change Order No. 1 to the 2018 – I-35 Waterline Replacement; Phase 3 project to Blackrock Construction in the amount of \$30,299.41."

ATTACHMENTS:

Change Order
Design Plans

CONTRACT CHANGE ORDER

ORDER NO.: One (1)
DATE: 6/20/2019

STATE: Texas
COUNTY: McLennan

OWNER: City of Hewitt
CONTRACT FOR: 2018 - I-35 Waterline Replacement; Phase 3
TO: Blackrock Construction

You are hereby requested to comply with the following changes from the Contract Plans and Specifications:

Description of Changes	Quantity	Unit	Unit Price	DECREASE in Contract Price	INCREASE in Contract Price
16" C-900; DR18; PVC Pipe with Tracer Wire; Installed. Bid Item No. 1	22	L.F.	\$55.00		\$1,210.00
8" C-900; DR18; PVC Pipe with Tracer Wire; Installed. Bid Item No. 3	19	L.F.	\$39.00		\$741.00
Additional New Fire Hydrant Lead Required; Caused by CO 1; New Item	86	L.F.	\$50.00		\$4,300.00
Additional Single Service Line Required; Caused by CO 1; New Item	73	L.F.	\$10.00		\$730.00
Additional Double Service Line Required; Caused by CO 1; New Item	54	L.F.	\$15.00		\$810.00
Concrete Roadway; Includes Removal of Ex. Roadway; Installed; Bid Item No. 26	119	S.F.	\$7.00		\$833.00
Concrete Drive/Slab Replacement; Including Dowels and Reinforcement; Installed; Bid Item No. 27	2286	S.F.	\$7.00		\$16,002.00
Trench Safety System Design and Implementation; Bid Item No. 31	41	L.F.	\$0.01		\$0.41
Adjusted Depths; New Item	1891	L.F.	\$3.00		\$5,673.00
Totals:				\$0.00	\$30,299.41
NET CHANGE IN CONTRACT PRICE:					\$30,299.41

JUSTIFICATION:

After construction begun, it was determined that a fiber optic cable was installed within our proposed alignment. This fiber optic was not picked up on during the topographic survey.

The amount of the Contract will be Increased:

Thirty Thousand Two Hundred Ninety Nine Dollars and Forty One Cents \$30,299.41

The Contract Total including this and previous Change Orders will be:

Six Hundred Seventeen Thousand Nine Hundred Forty Nine Dollars and Forty One Cents \$617,949.41

The Contract Period Provided for Completion Will Be (~~Increased~~) (~~Decreased~~) (Unchanged):

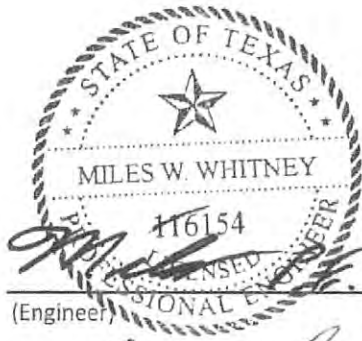
This document will become a supplement to the Contract and all provisions will apply hereto.

Requested:

(Owner)

(Date)

Cayote Consulting, LLC
Texas Registered Firm # F-16387



Recommended:

(Engineer)

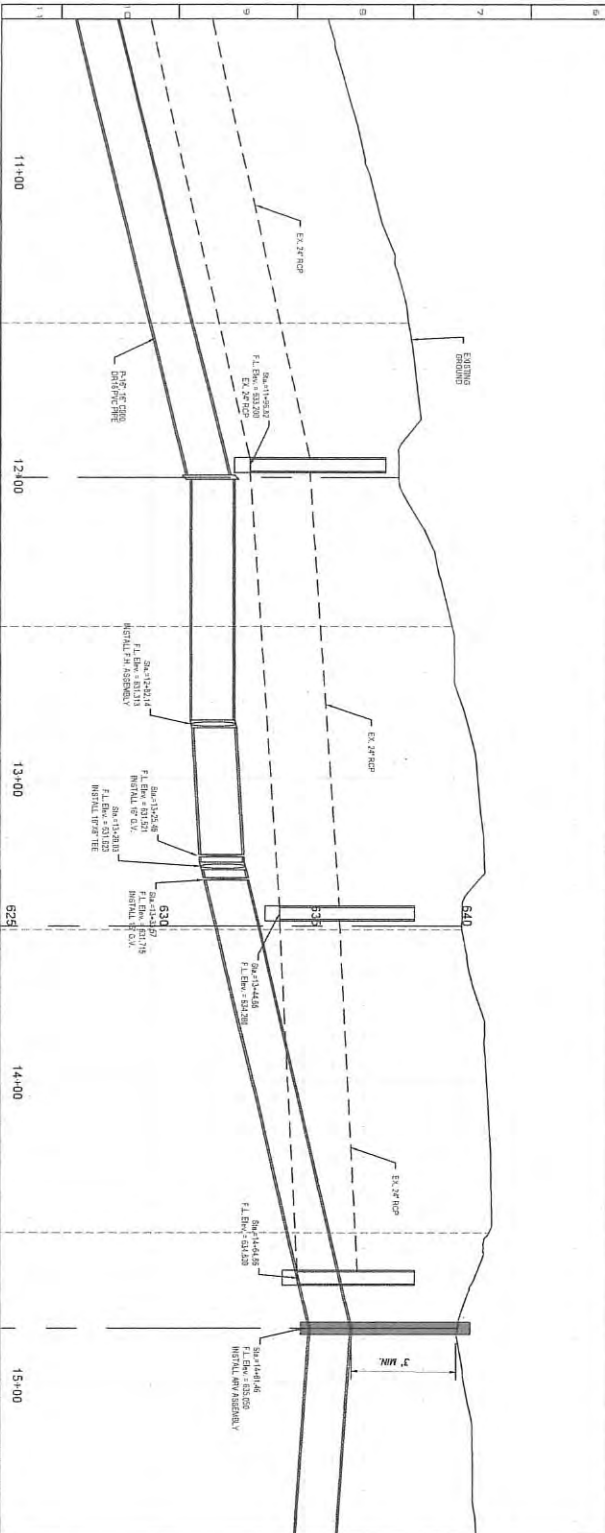
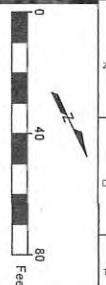
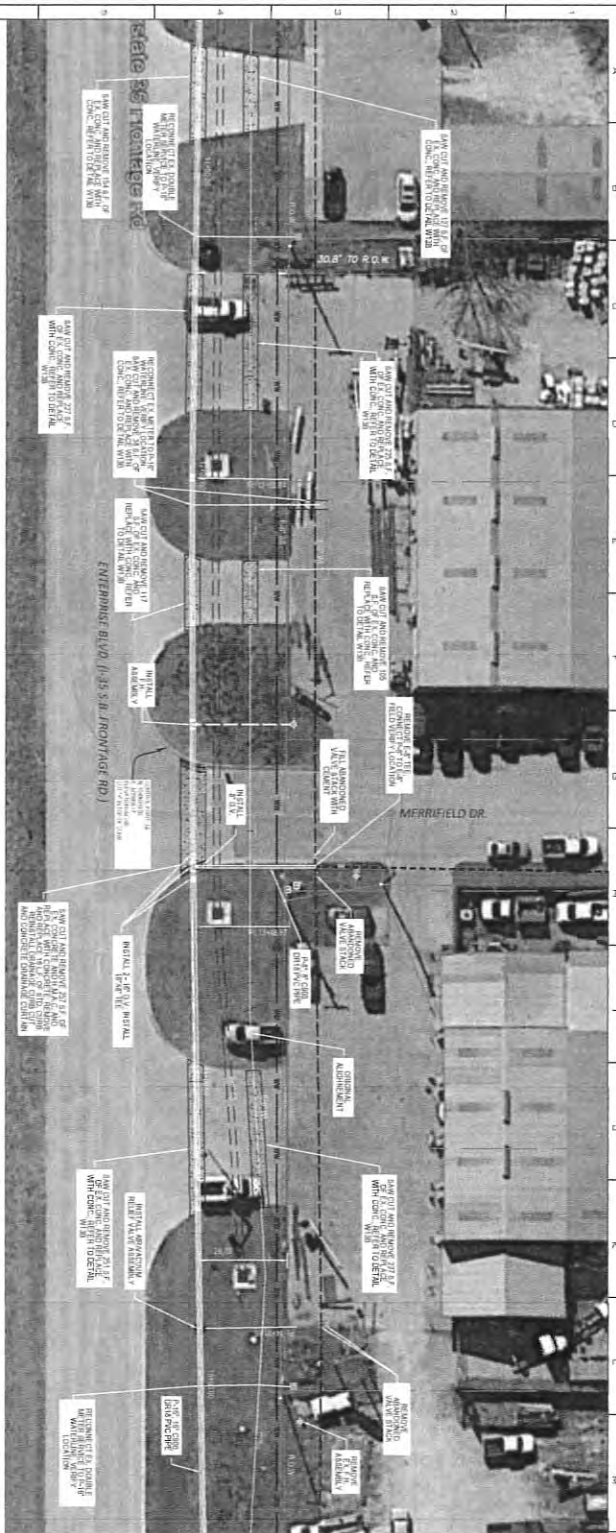
6/20/2019

(Date)

Accepted:

(Contractor)

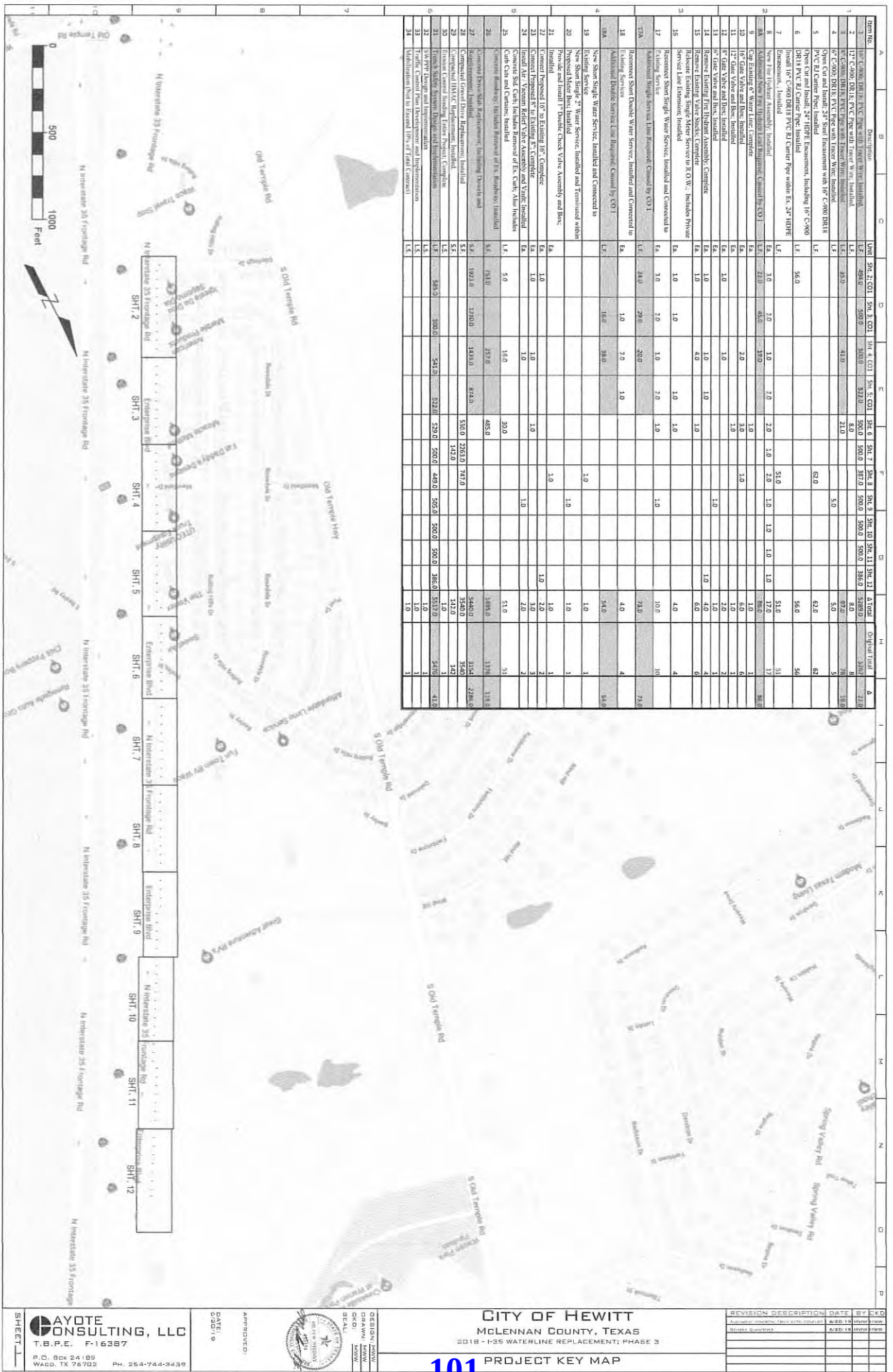
06/20/2019
(Date)



SHEET 18	CITY OF HEWITT MCLENNAN COUNTY, TEXAS 2018-1-35 WATERLINE REPLACEMENT; PHASE 3 16" WATERLINE; STA. 10+50 TO 15+50	 APPROVED: DATE: 12/31/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 0.8em;">REVISION</th> <th style="font-size: 0.8em;">DESCRIPTION</th> <th style="font-size: 0.8em;">DATE</th> <th style="font-size: 0.8em;">BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>12/31/2020</td> <td>XXX</td> </tr> <tr> <td>2</td> <td>FOR CONSTRUCTION</td> <td>12/31/2020</td> <td>XXX</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DATE	BY	1	ISSUED FOR PERMIT	12/31/2020	XXX	2	FOR CONSTRUCTION	12/31/2020	XXX
REVISION	DESCRIPTION	DATE	BY												
1	ISSUED FOR PERMIT	12/31/2020	XXX												
2	FOR CONSTRUCTION	12/31/2020	XXX												

DAYOTE CONSULTING, LLC
 T.O.P.C. F-16387
 P.O. Box 24189
 WACO, TX 76702
 Ph. 254-744-3439

DESIGN: JMM
 CHECKED: JMM
 DATE: 12/31/2020
 SEAL: JMM



Item No.	Description	SM 2, CO1	SM 3, CO1	SM 4, CO1	SM 5, CO1	SM 6	SM 7	SM 8	SM 9	SM 10	SM 11	SM 12	At Total	Original Total	A
1	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
2	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
3	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
4	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
5	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
6	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
7	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
8	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
9	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
10	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
11	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
12	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
13	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
14	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
15	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
16	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
17	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
18	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
19	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
20	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
21	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
22	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
23	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
24	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
25	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
26	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
27	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
28	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
29	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
30	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
31	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
32	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
33	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0
34	12" C-900 DR-15 PVC Pipe with Tracer Wire Installed	1.4	480.0	200.0	500.0	312.0	500.0	312.0	500.0	500.0	500.0	388.0	5488.0	2377	27.0



COUNCIL AGENDA ITEM FORM

MEETING DATE: July 1, 2019

AGENDA ITEM #: 12

SUBMITTED BY: Katie Allgood, Managing Director

ITEM DESCRIPTION:

Consideration and action on a **Resolution No. 2019-09** allocating \$200,000 toward the completion of the Panther Way/Hewitt Drive pedestrian improvements project and authorizing the City Manager to execute an Advance Funding Agreement with the Texas Department of Transportation (TXDOT).

STAFF RECOMMENDATION/ITEM SUMMARY:

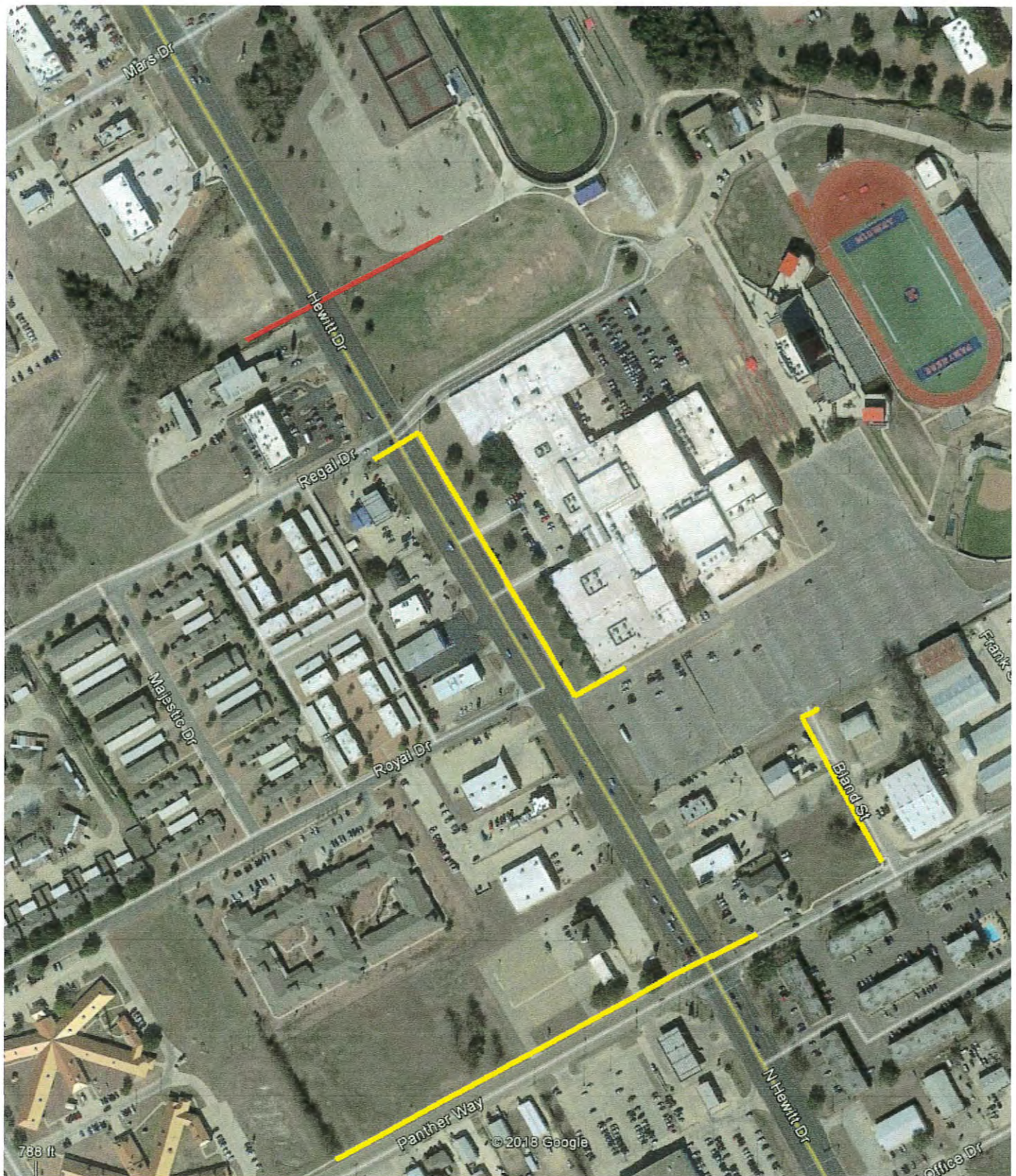
Within the last few years, the Panther Way/Hewitt Drive intersection near Midway Middle School has posed a significant safety hazard to pedestrians traveling to and from school. As you may recall, a Midway crossing guard was struck by a motorist in 2015.

Since that time, the City and the State of Texas have made several improvements to the intersection, including lane restriping, signal reprogramming, and the extension of the school zone. In 2017, the City submitted a grant application to the State of Texas in an attempt to secure partial funding for sidewalks and other pedestrian improvements on Panther Way and Bland Street, and a segment of sidewalk on Hewitt Drive from Royal Drive to Regal Drive. The original project cost was estimated at around \$500,000. However, the City was not awarded funding from the state at that time.

Over the last few months, the Managing Director has continued to work closely with TXDOT to secure funding for this project. Through this process, the state has decided to extend the original project scope to include additional pedestrian crossings on the south and east sides of the Panther Way/Hewitt Drive intersection. In addition to the originally proposed sidewalks, the new plan calls for sidewalks on Hewitt Drive from Panther Way to Mars Drive. The total cost of this project is estimated at \$1.1m.

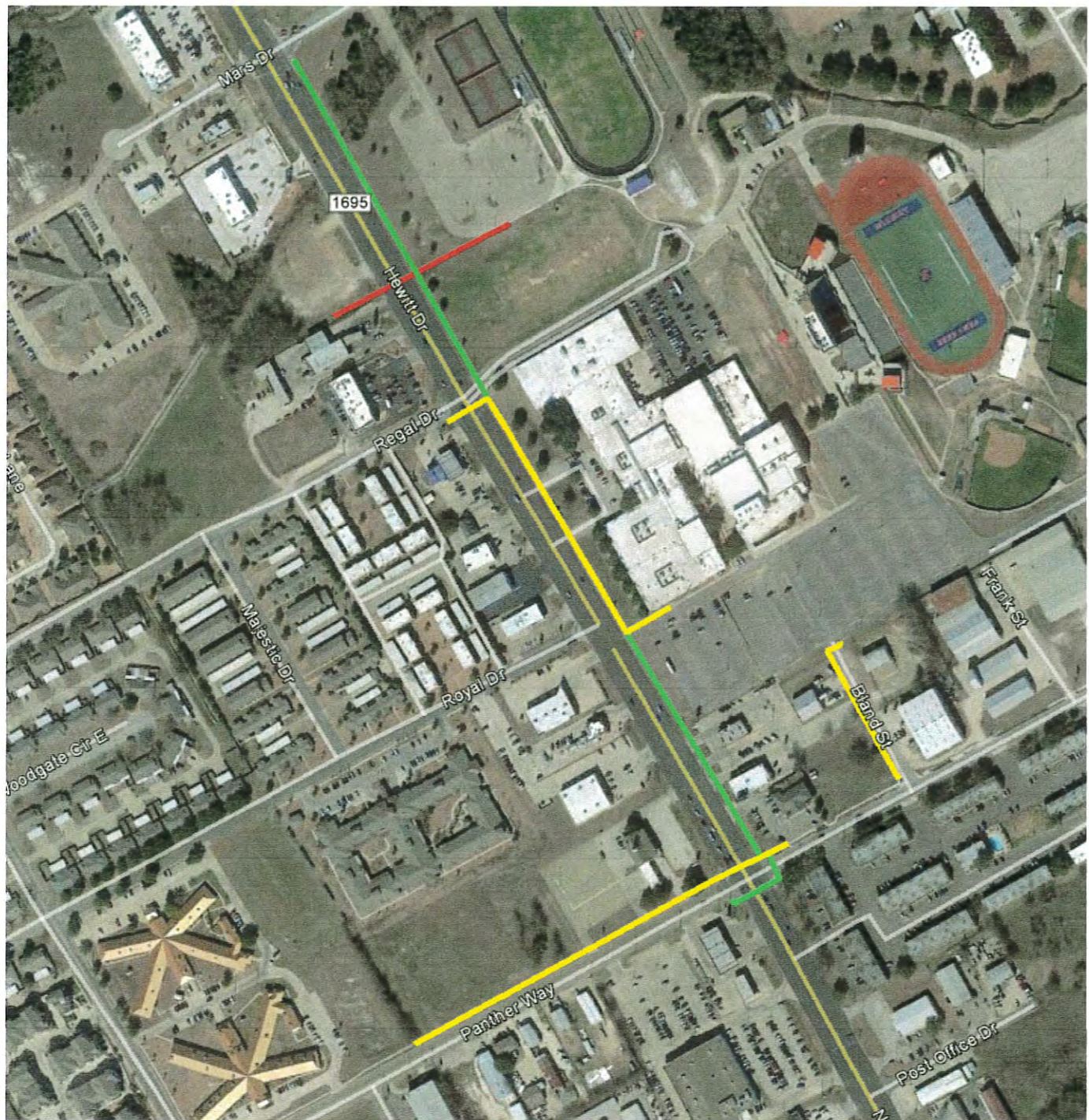
The state is asking for the City to allocate \$200,000 toward the completion of this project. The State of Texas would pay the remaining costs associated with the project (about \$900,000) and be responsible for any and all surveying, engineering, bids, and contract awards for the project. The City currently has funding set aside in an existing Certificate of Obligation, and this project is included on our Capital Improvement Plan.

Approval of this resolution would allow TXDOT to move forward with project plans. It is estimated that construction would take place at the end of the upcoming school year (late Spring/early Summer 2020).



Originally Proposed
Sidewalk

Hewitt-Waco City Limit



Originally Proposed
Sidewalk

Hewitt-Waco City Limit

TxDOT Proposed
Additional Sidewalk

RESOLUTION NO. 2019-09

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS, ALLOCATING \$200,000 TOWARD THE COMPLETION OF THE PANTHER WAY/HEWITT DRIVE PEDESTRIAN IMPROVEMENTS PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT); REPEALING ALL RESOLUTIONS IN CONFLICT; DECLARING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION I

That the City of Hewitt is hereby allocating \$200,000 toward the completion of the Panther Way/Hewitt Drive pedestrian improvements project and authorizing the City Manager to execute an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TXDOT).

SECTION II

That should any section, clause, or provision of this resolution be declared by court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution or any other resolution of the City as a whole or any part thereof, other than the part so declared to be.

SECTION III

That this resolution shall become effective immediately upon passage on July 1, 2019.

SECTION IV

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required by law.

PASSED AND APPROVED on the _____ day of _____, 2019.

CITY OF HEWITT, TEXAS

Charles D. Turner, Mayor

Lydia Lopez, City Secretary