



Notice of Meeting of the Planning & Zoning Commission of the City of Hewitt, Texas

Notice is hereby given that a **Regular** meeting of the **Planning & Zoning Commission** of the City of Hewitt will be held on **Tuesday, June 4, 2013 at 7:00 p.m.** in the **City Council Chambers at Hewitt City Hall, 105 Tampico, Hewitt, Texas** at which time the following subjects will be discussed:

1. Consider approval of minutes for April 2, 2013.
2. Consider and take appropriate action for the Preliminary Plat of Ellis Farms East Addition, Lots 1 and 2, Block 1.
3. Consider and take appropriate action for the Final Plat of Ellis Farms East Addition, Lots 1 and 2, Block 1.
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the **Planning & Zoning Commission** of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall by 5:00 p.m. on May 31, 2013.

City of Hewitt

A handwritten signature in cursive script that reads "Denise Rodriguez".

Denise Rodriguez
Community Development Coordinator

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Community Development Coordinator at (254) 666.6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

City of Hewitt

Planning & Zoning Commission – Agenda Item

Agenda Item: #1

Item Description

Consider approval of minutes for April 2, 2013.



Minutes of Planning & Zoning Commission
Regular Meeting
April 2, 2013 – 7:00 PM

Members present: Chairman Jerral Knox (presiding), Billy Green, Scott Bryant, David Dossey, Betty Orton, John Baker. Quorum was present.

Members absent: Douglas Bennett

Staff present: Bruce Braley, Building Official; Denise Rodriguez, Community Development Coordinator; Bill Aston, City Engineer; Adam Miles, City Manager

Chairman, Jerral Knox, called the meeting to order at 7:00 p.m.

1. **Consider approval of minutes for March 5, 2013.** *A motion was made by Scott Bryant and second by John Baker to approve the minutes as submitted, but allow for additional corrections; all in favor, motion passed.*
2. **Consider and take appropriate action for the Final Plat of Imperial Estates Addition, Phase Six, Part Two, to the City of Hewitt** – *Applicant was not present. A motion was made by Scott Bryant and second by John Baker to approve the request; all in favor, motion passed.*
3. **Consider and take appropriate action concerning the request for zoning change on 134 S 2nd St, legally known as Hewitt Original Block 1 Lot 8 B9 from R-1 (Single Family Residential) to C-2 (General Commercial District).** – *Public Hearing opened at 7:04. Adam Miles, City Manager, presented the request and answered questions. No others spoke for the request. Speaking against: Cynthia A. Stuart, P.O. Box 125, Hewitt, Texas 76643, Lindsey Lee, 201 2nd Street, Hewitt, Texas 76643, and Joe Smith, 224 W. Johnson, Hewitt, Texas 76643. Shirley Lands, 217 W. Warren, Hewitt, Texas 76643, stated that she was not for it or against it, she stated some observations she has made concerning surrounding businesses. Public Hearing closed at 7:41 p.m. A motion was made by Betty Orton and second by John Baker to table the request and to consider more discussion concerning this agenda item for May 7, 2013; all in favor, motion passed.*
4. **Adjourn.** *A motion was made by Dave Dossey and second by John Baker to adjourn the meeting at 7:45 p.m.*

Jerral Knox, Chairman

Approved

Denise Rodriguez, Zoning Secretary

Planning & Zoning Commission – Agenda Item

Agenda Item: #2

Applicant/Developer: James Vidrine, JEV Properties LP

Item Description

Consider and take appropriate action for the Preliminary Plat of Ellis Farms East Addition, Lots 1 and 2, Block 1. It is located at the southwest intersection of Ritchie Road and Ellis Farm Road. Surrounding properties include the Ellis Farm South Addition, Phase I and II and the LDS Church on 300 Ritchie Road.

Item Summary

The Development Review Committee reviewed the Preliminary Plat of the Ellis Farms East Addition, Lots 1 and 2, Block 1 in the month of May. The Development Review Committee deemed the plat administratively complete on May 31, 2013. The plat is in compliance with the Subdivision Regulations of the City of Hewitt Code of Ordinances. The purpose of this plat is to provide for the construction of the Hewitt Public Safety Facility.

This plat will include the dedication of a new street, Patriot Court.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat of the Ellis Farms East Addition, Lots 1 and 2, Block 1.

Attachments:

1. City Engineer's Letter
2. Plat

Duff Consulting Engineers, Inc.

Texas Registered Engineering Firm F-400

4201 No. 19TH St. - WACO, TEXAS 76708
(254)756-5414 FAX: (254)753-2642

E-Mail: b.aston@duffengineering.com

May 31, 2013

Planning & Zoning Commission
City of Hewitt
Via: E-mail

Re: *Ellis Farms East, Lots 1 & 2, Block 1- Preliminary Plat*

Dear Commission:

I have reviewed the preliminary plat for the above captioned subdivision and find that it appears to meet the requirements of the City's ordinances.

I recommend approval of the preliminary plat.

Sincerely:

Anna Adamek, P.E.

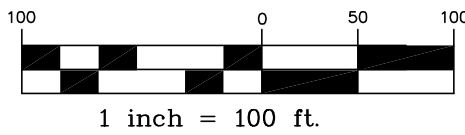
Anna Duff Adamek, P.E.

cc: Bruce Braley



X

GIN



29.23 ACRES TOTAL
ZONING - C-2 GENERAL COMMERCIAL
LOT 1, BLOCK 1 (4.82 ACRES)
LOT 2, BLOCK 1 (4.0 ACRES)
DEDICATED R.O.W (1.27 ACRES)
TOTAL 10.09 ACRES
WATER PROVIDED BY: CITY OF HEWITT (C.C.N IS 10038)
ELECTRICAL PROVIDED BY: ONCOR
SEWER PROVIDED BY: CITY OF HEWITT
LAND USE: C-2 GENERAL COMMERCIAL

UTILITY EASEMENT NOTE:
UNLESS OTHERWISE SHOWN, ALL UTILITY EASEMENTS ARE 10' WIDE AT GROUND ELEVATION TO 13' ABOVE GROUND AND 15' WIDE FROM 13' UPWARD, REFERENCE HEWITT CITY ORDINANCE NO. 05-07-4.

ENGINEER: ANTHONY TOMCHESSON P.E. 85608
7703 BAGBY AVENUE
WACO, TEXAS 76712

"PRELIMINARY, THIS PLAT SHALL
NOT BE RECORDED"

SURVEYOR: GALE ARNOLD R.P.L.S. 3879
6801 Sanger, Suite 111
Waco, Texas 76710

OWNER/
DEVELOPER: _____

JAMES VIDRINE, AUTHORIZED AGENT
PO BOX 1241
HEWITT, TEXAS 76643

"PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY
NOT FOR RECORDATION. NOT FOR USE IN CONSTRUCTION OF IMPROVEMENTS"



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0530C, Dated **SEPTEMBER 26, 2008**, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

NOTE: "No portion of the flood plain appears to be located in this area."

BARNETT CONTRACTING, INC.. DOES NOT MAKE OR WARRANT
ANY FLOOD ZONE DETERMINATION.



Industrial, Municipal, Residential
Site Development & Engineering

411 contracting, inc.
office 254-666-7117
fax 254-666-7119

ELLIS FARMS EAST ADDITION
HEWITT, TEXAS
PRELIMINARY PLAT

DRAWING SCALE	
HORIZ. =	1:100
VERT. =	*****
PLOTING SCALE	
1:1	
FILE NAME:	
SHEET	
1	
OF 1	

Planning & Zoning Commission – Agenda Item

Agenda Item: #3

Applicant: James Vidrine, JEV Properties LP

Item Description

Consider and take appropriate action for the Final Plat of Ellis Farms East Addition, Lots 1 and 2, Block 1. It is located at the southwest intersection of Ritchie Road and Ellis Farm Road. Surrounding properties include the Ellis Farm South Addition, Phase I and II and the LDS Church on 300 Ritchie Road.

Item Summary

The Development Review Committee reviewed the Final Plat of the Ellis Farms East Addition, Lots 1 and 2, Block 1 in the month of May. The Development Review Committee deemed the plat administratively complete on May 31, 2013. The plat is in compliance with the Subdivision Regulations of the City of Hewitt Code of Ordinances. The purpose of this plat is to provide for the construction of the Hewitt Public Safety Facility.

This plat will include the dedication of a new street, Patriot Court.

Staff Recommendation:

Staff recommends approval of the Final Plat of the Ellis Farms East Addition, Lots 1 and 2, Block 1.

Attachments:

1. City Engineer's Letter
2. Plat
3. Map

Duff Consulting Engineers, Inc.
Texas Registered Engineering Firm F-400

4201 No. 19TH St. - WACO, TEXAS 76708
(254)756-5414 FAX: (254)753-2642

E-Mail: b.aston@duffengineering.com

May 31, 2013

Planning & Zoning Commission
City of Hewitt
Via: E-mail

Re: ***Ellis Farms East, Lots 1 & 2, Block 1- Final Plat***

Dear Commission:

I have reviewed the final plat for the above captioned subdivision and find that it appears to meet the requirements of the City's ordinances.

I recommend approval of the final plat.

Sincerely:

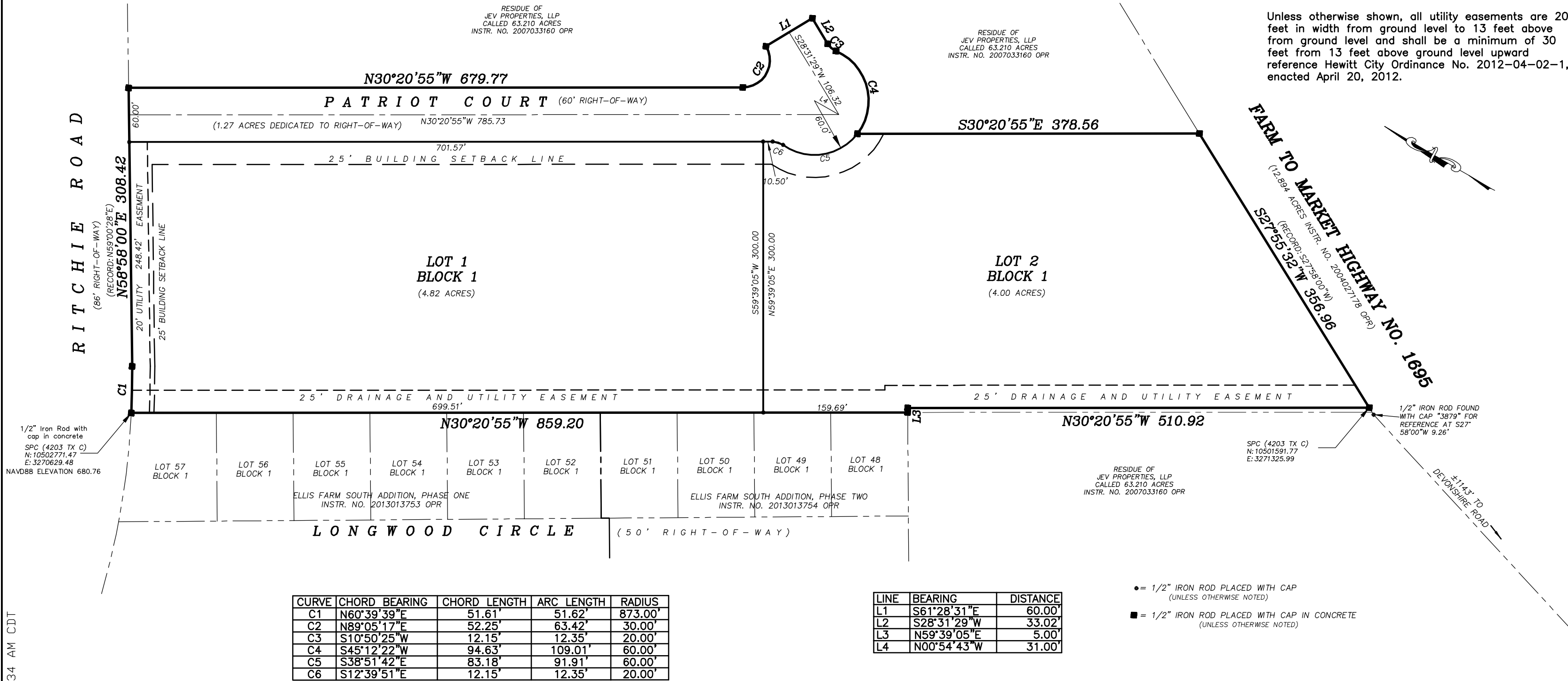


William E. Aston, P.E.



cc: Bruce Braley

Final Plat of
ELLIS FARMS EAST ADDITION, LOTS 1 AND 2, BLOCK 1, to the City of Hewitt,
McLennan County, Texas, being a subdivision of 10.09 acres out of the Carlos
O'Campo Grant, Abstract Number 32 in McLennan County, Texas.



Being 10.09 acres of land out of the Carlos O'Campo Grant, Abstract Number 32 McLennan County, Texas and being a portion of that called 63.210 acre tract of land described in a deed to JEV Properties, LLP, of record as County Clerk's File Number 2007033160 in the Official Public Records of McLennan County, Texas. Said 10.09 acre tract being more particularly described by metes and bounds as follows with bearings based on State Plane Coordinates NAD 1983 (4203 TX C):

Beginning at a 1/2" iron rod with "3879" cap found in a curve to the left in the south right-of-way line of Ritchie Road, in the north line of the said 63.210 acre tract, at the northeast corner of the proposed Lot 57, Block 1 of Ellis Farms South Addition, Phase One, for the northwest corner of the herein described tract of land;

Thence N 51.62 ft. in a northeasterly direction along the south right-of-way line of the said Ritchie Road, the north line of the said 63.210 acre tract, with a curve to the left having a radius of 873.00 ft., and chord bearing N 60deg. 39min. 39sec. E 51.61 ft. to a 1/2" iron rod with "3879" cap found for an angle point in the south right-of-way line of the said Ritchie Road, the north line of the said 63.210 acre tract, for an angle point in the north line of the herein described tract of land;

Thence N 58deg. 58min. 00sec. E 308.42 ft. along the north line of the said 63.210 acre tract, the south right-of-way line of the said Ritchie Road, to a 1/2" iron rod with "3879" cap placed in the north line of the said 63.210 acre tract, the south right-of-way line of the said Ritchie Road, for the northeast corner of the herein described tract of land;

Thence crossing the said 63.210 acres the following seven (7) courses and distances:

1. S 30deg. 20min. 55sec. E 679.77 ft. to a 1/2" iron rod with "3879" cap placed at the beginning of a curve to the left;
2. 63.42 ft. with said curve to the left, having a radius of 30.00 ft., and chord bearing N 89deg. 05min. 17sec. E 52.25 ft. to a 1/2" iron rod with "3879" cap placed;
3. S 61deg. 28min. 31sec. E 60.00 ft. to a 1/2" iron rod with "3879" cap placed;
4. S 28deg. 31min. 29sec. W 33.02 ft. to a 1/2" iron rod with "3879" cap placed at the beginning of a curve to the left;
5. 12.35 ft. with said curve to the left, having a radius of 20.00 ft., and chord bearing S 10deg. 50min. 25sec. W 12.15 ft. to a 1/2" iron rod with "3879" cap placed at the beginning of a curve to the right;
6. 109.01 ft. with said curve to the right, having a radius of 60.00 ft., and chord bearing S 45deg. 12min. 22sec. W 94.63 ft. to a 1/2" iron rod with "3879" cap placed;
7. S 30deg. 20min. 55sec. E 378.56 ft. to a 1/2" iron rod with "3879" cap placed in the north right-of-way line of Farm to Market Highway Number 1695, the south line of the said 63.210 acre tract for the southeast corner of the herein described tract of land;

Thence S 27deg. 55min. 32sec. W 356.96 ft. along the south line of the said 63.210 acre tract, the north right-of-way line of the said Farm to Market Highway Number 1695, to a 1/2" iron rod with "3879" cap placed in the south line of the said 63.210 acre tract, the north right-of-way line of the said Farm to Market Highway Number 1695, the southwest corner of the herein described tract of land, from which a 1/2" iron rod with "3879" cap found for reference bears S 27deg. 58min. 00sec. W 9.26 ft.;

Thence N 30deg. 20min. 55sec. W 510.92 ft. crossing the said 63.210 acre tract, to a 1/2" iron rod with "3879" cap placed for an inside ell corner of the herein described tract of land;

Thence S 59deg. 39min. 05sec. W 5.00 ft. crossing the said 63.210 acre tract, to a 1/2" iron rod with "3879" cap placed at the southeast corner of the proposed Lot 48, Block 1 of the said Ellis Farms South Addition, Phase Two for an outside ell corner of the herein described tract of land;

Thence N 30deg. 20min. 55sec. W 859.20 ft. crossing the said 63.210 acre tract, along with the proposed east line of the said Ellis Farms South Additions Phase One and Two, to the Point of Beginning.

STATE OF TEXAS
COUNTY OF McLENNAN

That JEV Properties, LLP, being the owners of the property described above and wishing to subdivide same into lots and blocks do hereby adopt the plat attached hereto and titled Final Plat of **ELLIS FARMS EAST ADDITION, LOTS 1 AND 2, BLOCK 1**, to the City of Hewitt, McLennan County, Texas, being a subdivision of 10.09 acres out of the Carlos O'Campo Grant, Abstract Number 32 in McLennan County, Texas. We do hereby dedicate all rights-of-way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and easements shall be placed there at no risk or obligation to the public and/or the City of Hewitt, trustee for the public to hold these easements, and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way or easements. The sale of the lots shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in the McLennan County, Texas Real Property Records, pertaining to said subdivision.

JEV Properties, LLP
P.O. Box 1241
Hewitt, Texas 76643

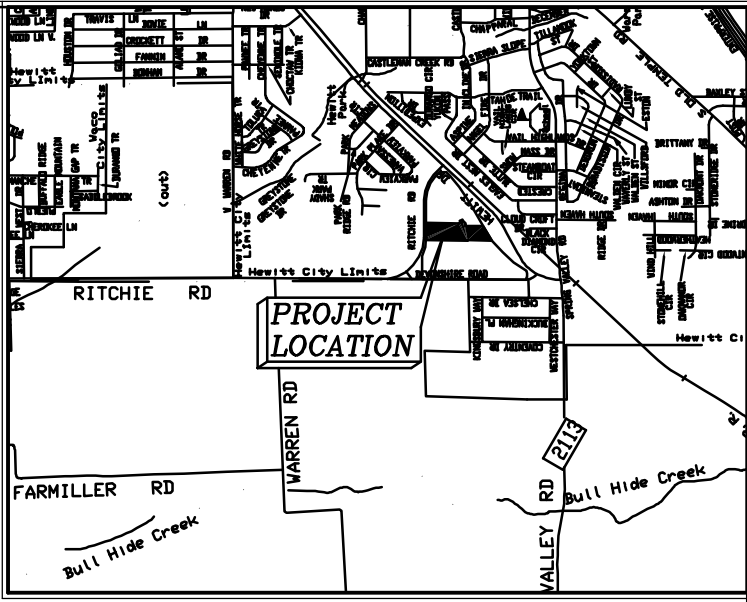
By: _____
James E. Vidrine
P.O. Box 1241
Hewitt, Texas 76643

OWNER/DEVELOPER: JEV Properties, LLP
P.O. Box 1241
Hewitt, Texas 76643

Surveyor: LETH, Ltd.
Gale Arnold R.P.L.S. # 3879
6801 Sanger Ave. Ste. 111
Waco, Texas 76710

Utility Easement Note:

Unless otherwise shown, all utility easements are 20 feet in width from ground level to 13 feet above from ground level and shall be a minimum of 30 feet from 13 feet above ground level upward reference Hewitt City Ordinance No. 2012-04-02-1, enacted April 20, 2012.



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. **48309C0530C**, Dated **SEPTEMBER 26, 2008**, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

NOTE: "No portion of the flood plain appears to be located in this area."

LETH LTD. DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

10.09 Acres
2 Lots, 1 Block
Water provided by City of Hewitt CCN 10038
Electric Service provided by ONCOR
Sewer Provided by City of Hewitt
Land Use: C-2, General Commercial District

STATE OF TEXAS
COUNTY OF McLENNAN

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

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF McLENNAN

Approved this _____ day of _____, 2013 by the Hewitt Planning and Zoning Commission of the City of Hewitt, Texas.

Chairman

Zoning Secretary

LETH LTD

PO Box 23414
Waco, Texas 76702
(254-776-5151)

6801 Sanger, Suite 111
Waco, Texas 76710
(FAX: 254-776-5152)

KNOW ALL MEN BY THESE PRESENTS:

That I, Gale Arnold, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hewitt, Texas."

Gale Arnold R.P.L.S. 3879

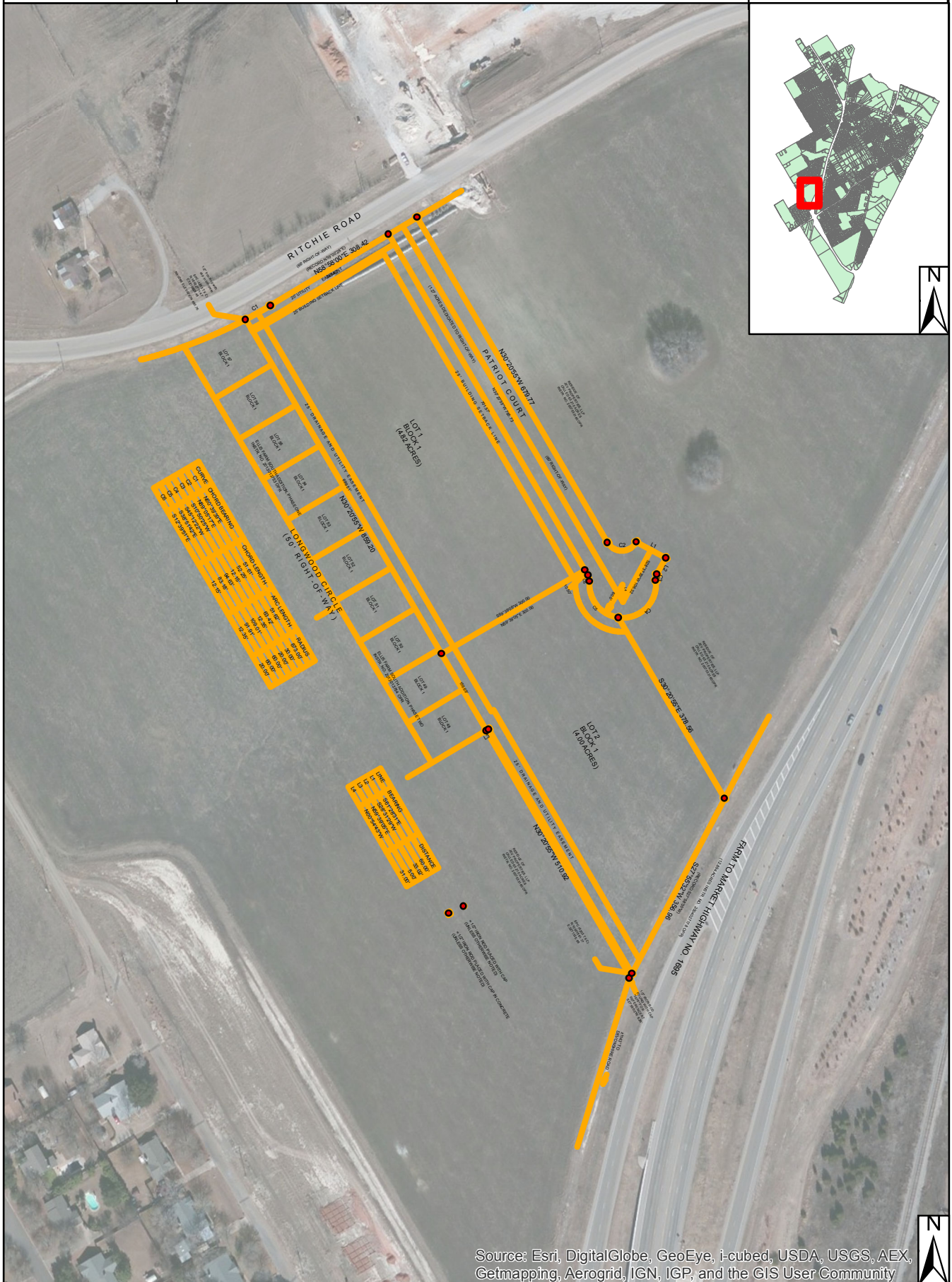
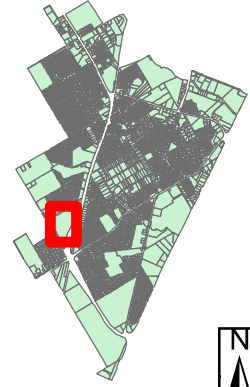
Sheet:
1 of 1

0 100 200
SCALE

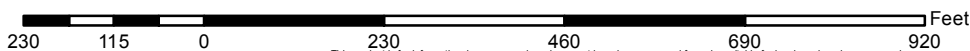
ADDRESS: RITCHIE ROAD DATE: 04-30-13
WORK ORDER NO. 13-03-6592 DRAWN BY JBM
DIGITAL FILE 13-03-6592.dwg FIELDBOOK/P.G. TNFDS -

10.09 Acres
CARLOS O' CAMPO GRANT, Abstract Number 32
McLennan County, Texas

Ellis Farms East Addition



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community



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. Texas HB 1147, Effective 9/1/2011

CAD Data acquired from City of Hewitt, Parcel data acquired from McLennan County Appraisal District, Imagery acquired from Environmental Systems Research Institute.

Produced: May 31, 2013

Planning & Zoning Commission – Agenda Item

Agenda Item: #4

Item Description

Adjourn.