



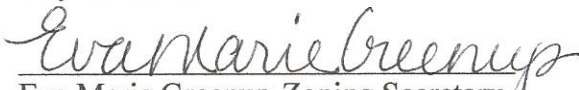
NOTICE OF MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF HEWITT, TEXAS

Notice is hereby given that meeting of the Planning & Zoning Commission and the governing body of the City of Hewitt will be held on **Tuesday, December 3, 2013, at 7:00p.m.** in the **City Council Chambers at Hewitt City Hall, 105 Tampico, 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 November 5, 2013 minutes for the Planning & Zoning Commission Regular Meeting.
3. Consider and take appropriate action for the Final Plat of Park Place II, Phase Four.
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the **Planning & Zoning Commission and Governing Body** of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall by 5:00pm on November 27, 2013.

City of Hewitt


Eva Marie Greenup-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 or 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.

Planning & Zoning Commission – Agenda Item

Agenda Item #2

Item Description

Consider minutes of meeting held Tuesday, November 5, 2013.

HEWITT TEXAS

Minutes of the Planning & Zoning Commission November 5, 2013 – 7:00PM

Members present: Bobby Wolske, Walter Peterson, David Dossey, Billy Green, Scott Bryant, John Baker. Quorum was present.

Members absent: Kurt Krakowian

Staff present: Adam Miles, City Manager; James Black, Utilities Director; Eva Marie Greenup, Zoning Secretary; Bill Aston, City Engineer

Scott Bryan called the meeting to order at 7:00p.m.

Item #2. **Minutes** – *a motion was made by John Baker and seconded by Walter Peterson to approve the minutes as submitted but allow for corrections. No corrections. All in favor, motion passed.*
Minutes dated October 1, 2013 stand approved.

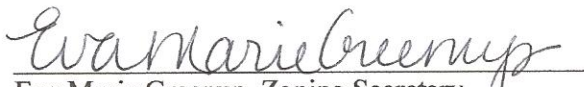
Item #3. **Public Hearing** – Consider and take appropriate action for the Final Plat of Ellis Farm South Addition, Phase Three Lots 24-47, Block 1 and Lots 1-7, Block 5, as requested by James Vidrine. James Vidrine, 504 Rolling Oaks, Hewitt, Texas 76643, present the request and answered questions. No one else to speak. *A motion was made to accept the Final Plat of Ellis Farm South Addition, Phase Three Lots 24-47, Block 1, and Lots 1-7, Block 5 by Scott Bryant and seconded by Walter Peterson. All in favor, motion passed.*

Item #4. Consider and take appropriate action concerning an Ordinance amending Part II, Appendix A: Zoning, Section 9. 102 Residential Accessory Buildings, and Section 12.102 Definitions, of the Code of Ordinances of the City of Hewitt, Texas; regulating and defining certain residential accessory buildings, Providing for severability, providing an effective date. *A motion was made by Walter Peterson and seconded by John Baker; motion passed by a vote of 5 to 1 with Billy Green opposed.*

Item #5. Adjourn. *A motion was made by David Dossey and seconded by John Baker to adjourn meeting at 7:13 p.m.*

Chair

Approved


Eva Marie Greenup, Zoning Secretary

Planning & Zoning Commission – Agenda Item

Agenda Item #3

Item Description

Consider and take appropriate action for the Final Plat of Park Place II, Phase Four.

Item Summary

This item is being presented for consideration of the Final Plat for Park Place II, Phase Four. This plat as submitted does meet the requirements of Hewitt's Subdivision regulations. If approved, 12 new residential lots would be created.

Attachments

Final Plat of Park Place II, Phase Four.

Duff Consulting Engineers, Inc.

Texas Registered Engineering Firm F-400

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

E-Mail: b.aston@duffengineering.com

November 26, 2013

Planning & Zoning Commission
City of Hewitt
Via: E-Mail – Eva Greenup

Re: ***Park Place II, Phase Four – Final Plat***

Dear Commission:

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

It is my recommendation that this final plat be approved.

Sincerely:


William E. Aston, P.E.

cc: Adam Miles, City Manager



SINCE 1957

STATE OF TEXAS
COUNTY OF MCLENNAN

That I, Richard S. Clark, being the owner of the property described above and wishing to subdivide some into lots and blocks do hereby adopt the plat attached hereto and titled Final Plat Of PARK PLACE II, PHASE FOUR, to the City of Hewitt, McLennan County, Texas, being a subdivision of 4.78 acre out of the Section 32, Township 33N, Range 12E, County of McLennan, State of Texas, and do hereby dedicate all rights-of-way and easements shown on the plat to the City of Hewitt, Texas, and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of the property shown on the plat. The plat shall be subject to the conditions recorded in the McLennan County, Texas Real Property Records, pertaining to said subdivision.

By _____
Richard S. Clark
798 Stevens Lane
McGregor, Texas 76657

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 _____, 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.

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

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

Chairman

Zoning Secretary

STATE OF TEXAS
COUNTY OF MCLENNAN

DEED OF TRUST HOLDER ACKNOWLEDGMENT

The deed of trust holder signed below hereby acknowledges that they have reviewed the subdivision of the property on which they hold a deed of trust. Those below have signed in and join in the dedication of the subdivision of the property described in the dedication.

Notary of Trust Holder:
AMERICAN BANK, N.A.
P.O. Box 154068
Waco, Texas 76715

By _____
Willard J. Still, Vice Chairman

Property on which you hold a Deed of Trust:

Final Plat Of PARK PLACE II, PHASE FOUR, to the City of Hewitt, McLennan County, Texas, being a subdivision of 4.78 acre out of the Section 32, Township 33N, Range 12E, County of McLennan, State of Texas

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 Willard J. Still, 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 herein stated.

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

Notary Public in and for the State of Texas

LETH LTD

Sheet:
2 of 2

PD Box 23414
Waco, Texas 76702
(254-776-5191)
8801 Spring, Suite 111
Waco, Texas 76710
(254-776-5192)
ADDRESS: Park Place Drive
WORK ORDER NO. 13-10-7005
DIGITAL FILE 13-10-7005.dwg
DATE 10/17/13
DRAWN BY JBM
INCHES
FIELDWORK/DWG

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 provisions of the Subdivision Regulations of the City of Hewitt, Texas.

Gale Arnold R.P.L.S. 3879

Planning & Zoning Commission – Agenda Item

Agenda Item #4

Item Description

Meeting Adjourned.