



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

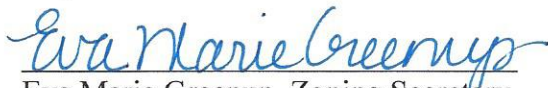
Notice is given that a **Public** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, October 6, 2015, at 7:00 PM in the City Council Room at Hewitt City Hall, 105 Tampico Drive**, Hewitt, Texas at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider approval of minutes for the September 1, 2015, for the Planning and Zoning Commission regular meeting.
3. Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use. This request was brought before the Commission on September 1, 2015 and was denied. Luke Morton pulled the prior request and is reapplying to the Planning and Zoning Commission. The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall.
4. Consider and take appropriate action concerning the request for a rezoning change on 94.43 acres in the Carlos O'Campo Grant, Abstract No. 32, McLennan County, Texas, being all of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249, being a portion of a called 154.9 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 200511040 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas, from M (Industrial) to BP (Business Park). The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall.
5. Consider and take appropriate action concerning the Preliminary Plat of Lots 1-3, Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas.
6. Consider and take appropriate action concerning the Final Plat submitted for the 25.00 acres, legally known as, Lot 1 Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas, being a portion of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas.

7. Consider and take appropriate action concerning the Final Plat submitted for Imperial Estates Addition, Phase Eight.
8. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on October 2, 2015.

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 AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

AGENDA ITEM: #2

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider approval of minutes for the September 1, 2015, for the Planning and Zoning Commission regular meeting.

HEWITT TEXAS

Minutes of the Planning and Zoning Commission September 1, 2015 – 7:00 PM

Members present: Charlie Turner, John Baker, Bobby Wolske, Walter Peterson, Michael Hix, Jonathan Dulus

Members absent: Kurt Krakowian

Staff present: Adam Miles, City Manager, Miles Whitney, City Engineer, and Eva Marie Greenup, Zoning Secretary

Item #1. Call Planning and Zoning Meeting to order. *Charlie Turner called the meeting to order at 7:04 PM.*

Item #2. Minutes. *A motion was made by John Baker to accept but allow for corrections and seconded by Michael Hix. No corrections noted; all six in favor, motion passed. Minutes dated July 7, 2015 stand approved.*

Item #3. Introduce and welcome Jonathan Dulus, newly appointed by City Council on June 20, 2015, to the Planning and Zoning Commission. *Charlie Turner introduced and welcomed Jonathan Dulus to the Planning and Zoning Commission.*

Item #4. Consider and take appropriate action concerning the request for a rezoning change on 13.000 acres of the 18.614 acres of land, legally known as the Carlos O'Campo Grant, Ellis Farms East Addition, Lot 3, Block 1 to the City of Hewitt, McLennan County, Texas being a subdivision of part of that called 63.210 acres of land, from C-2 (General Commercial District) to R-4 (Multiple Family Residential High Density District), as requested by James Vidrine, JEV Properties, L.P. Scott Case, Case & Associates Properties Inc., will present a site plan and renditions of the proposed project for the R-4 use. *Scott Case with Case and Associates Properties addressed the board and public with the proposed rezoning request and had visuals on the proposed project. After Mr. Case introduced himself and his company he presented the site plan and renditions, Charlie Turner opened the public hearing for those wishing to speak in favor. The following appeared in favor: Steven Patrick, 1195 Fossil Rim Road, McGregor TX; James Vidrine, 504 Rowan Oak Drive; Scott Bryant, 124 Sweet Briar Circle. Charlie Turner opened the public hearing for those wishing to speak against. The following appeared against with concerns about depreciation of property values, excessive traffic, turning lane needed from Hewitt Drive at Ritchie and privacy due to the height of the apartments: Kurt Chunn, 125 Sweet Briar; Paula R. Smith, 132 Longwood Circle; Dena Fox, 121 Emmalyn Drive; Raynor Campbell, 136 Ellis Farm Road; Adlin Pabon, 148 Ellis Farms; Artin Culliton, 108 Sweet Briar; Penny Fisk, 104 Sweet Briar; Allan Wichkoski, 121 Hollygrove; Stephen Williams, 117 Emmalyn Drive; Floyd Woycheshin, 109 Emmalyn; Dena Davidson, 109 Emmalyn. Public hearing closed. In closing, Scott Case stated he would add a couple more garages and make a visual barrier so that tenants could not see in the backyard of homes.*

He further stated, he would remove any windows or patios as well. A motion was made by Bobby Wolske to approve with the caveat that the privacy issues on Ritchie Road would be addressed and seconded by John Baker; All six in favor, motion passed. Planning and Zoning Commission recommendation will be presented to City Council on September 21, 2015.

Item #5. Consider and take appropriate action concerning the Final Plat submitted for the 13.000 acres of the 18.614 acres, legally known as the Carlos O'Campo Grant, Ellis Farms East Addition, Lot 3, Block 1. *A motion was made by John Baker to approve subject to the caveat that the privacy issues on Ritchie Road would be addressed and seconded by Walter Peterson; All six in favor, Motion passed.*

Item #6. Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use.

Luke Morton with Morton Construction Holding LLC, 1639 Hannah Hill Road, Woodway TX, addressed the board and public with the proposed rezoning request. Charlie Turner opened the public hearing for those wishing to speak in favor. The following appeared in favor: Ed Robnett, 302 Ferguson Drive, Waco, TX. Charlie Turner opened the public hearing for those wishing to speak against. The following appeared against with concerns about depreciation of property values, lot size, deed restriction keeping it as R-1, excessive traffic and draining issues. George Eskew, Ruth Drive; Gene Kent, 521 N. Old Temple Road; Antonio Garcia 525 N. Old Temple Road; Norma Jean Bounds, 1652 Kirkland Hills, Axtell TX; Rolando Rodriguez, 331 E Chapman Road; Susan Mitchell, 522 N Old Temple Road. Miles Whitney spoke stating Luke Morton has not submitted any plats to the City and this was strictly a rezoning request. Michael Hix requested to see a plat of the property. Bobby Wolske expressed his disappointment of it being rezoned. Jonathan Dulus was concerned of the creek and storm water runoff. A motion was made by Walt Peterson to deny the request and leave it as R-1 and seconded by John Baker. All six in favor; motion passed. Planning and Zoning Commission recommendation will go before City Council on September 21, 2015.

Item #7. Consider and take appropriate action concerning the Final Plat submitted for the Collier Addition Part III, Lots 1- 8 in Block 1; Lots 1-5 in Block 2 and Lots 1-8 in Block 3. *Tony Tomchesson, 981 Highway 56, Valley Mills TX, was present to answer any questions concerning the submitted Final Plat. Charlie Turner opened it up to the board for questions or discussions. A motion was made by John Baker to approve and seconded by Walt Peterson. All six in favor; motion passed.*

Item #8. Consider and take appropriate action concerning the Final Plat submitted for Park Place II Phase Five being a subdivision of 5.09 Acres out of the Carlos O'Campo Grant. *Tony Tomchesson, 981 Highway 56, Valley Mills TX, was present to answer any*

questions concerning the submitted Final Plat. Charlie Turner opened it up to the board for questions or discussions. A motion was made by Bobby Wolske to approve and seconded by John Baker. All six in favor; motion passed.

Item #9. Adjourn. *Motion was made by John Baker and seconded by Jonathan Dulus to adjourn the meeting at 8:54 PM; all six in favor, motion passed.*

Chair

Approved


Eva Marie Greenup, Zoning Secretary



PLANNING AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

AGENDA ITEM: #3

SUBMITTED BY: Luke Morton, Morton Construction Holding LLC

ITEM DESCRIPTION: Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use. This request was brought before the Commission on September 1, 2015 and was denied. Luke Morton pulled the prior request and is reapplying to the Planning and Zoning Commission. The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall.



Morton Construction Holdings, L.L.C

3825 W Waco Drive

Waco, Texas 76712

254-230-9016 / 254-752-1416 fax

September 3, 2015

City of Hewitt
Attn: Eva Greenup

RE: Planning & Zoning - 1.480 acres, legally known as the Carols O'Campo Grant

Eva,

Please accept this notification that Morton Construction Holdings, L.L.C. would like to withdraw the current application for the zoning change at 1.480 acres of land, legally known as the Carols O'Campo Grant, North Old Temple Road (Item #6 on the Planning and Zoning Commission Agenda for September 1, 2015).

Furthermore, we would like to resubmit our application to rezone the aforementioned property for the October 6, 2015 Planning and Zoning Meeting.

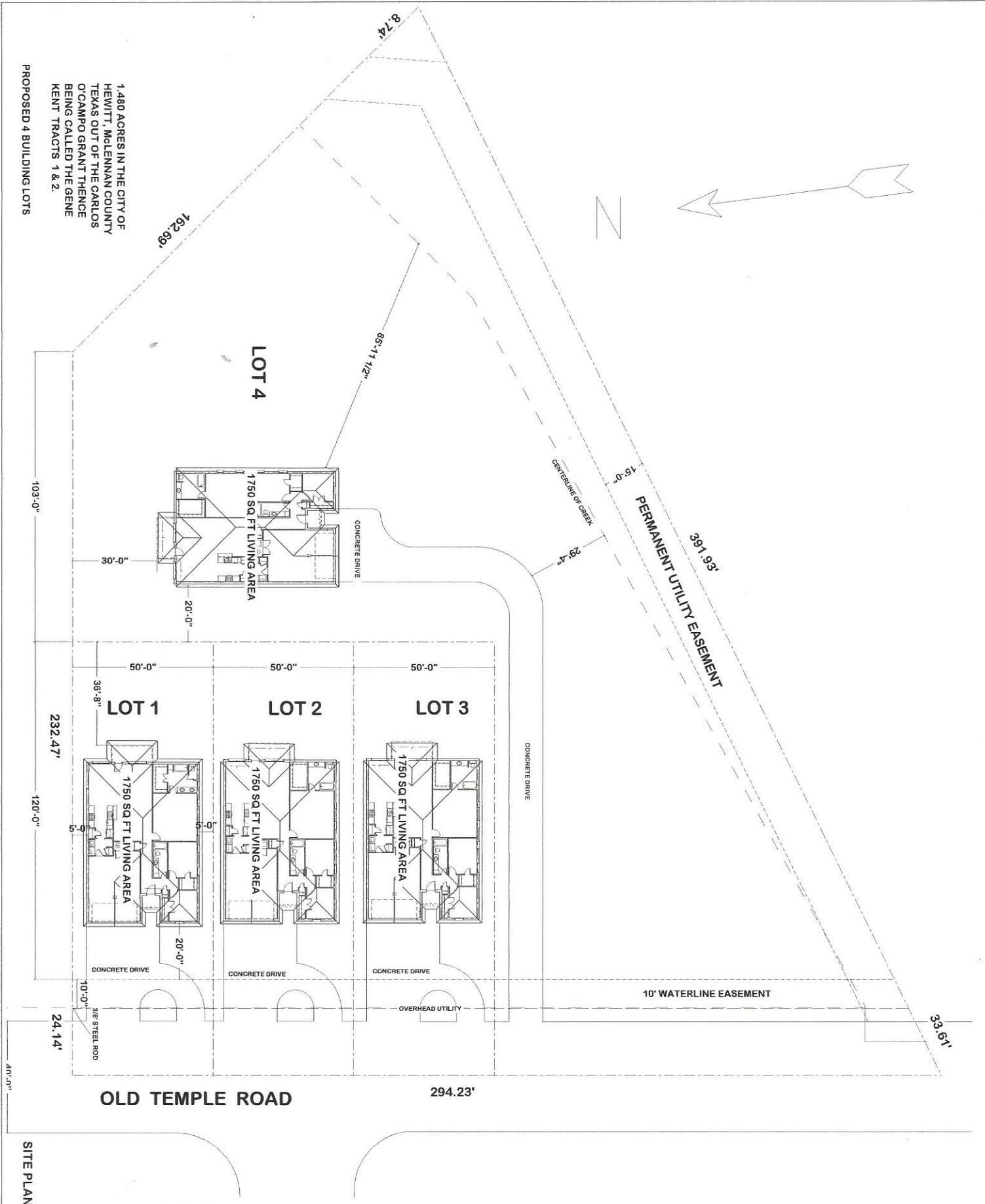
Please feel free to contact us with any questions or concerns @ 254-230-9016.

Sincerely,
Luke Morton

Luke Morton, Owner

1,480 ACRES IN THE CITY OF HEWITT, McLENNAN COUNTY TEXAS OUT OF THE CARLOS O'CAMPO GRANT THENCE BEING CALLED THE GENE KENT TRACTS 1 & 2.

PROPOSED 4 BUILDING LOTS



DATE : 09-11-2015
SCALE = 1"= 10'-0"
DRAWN BY : LNS

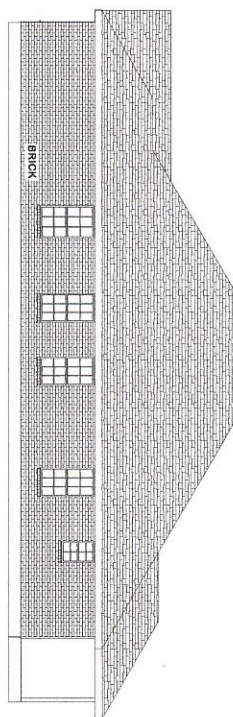
NEW HOMES BUILT BY
MORTON CONSTRUCTION HOLDINGS LLC.

OLD TEMPLE ROAD
HEWITT, TEXAS

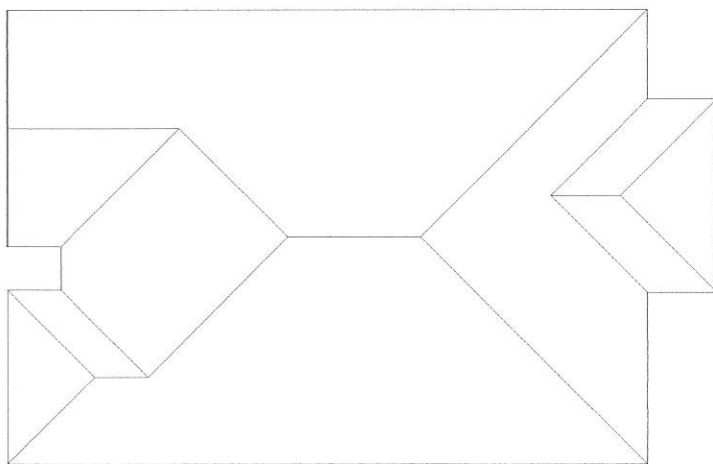
OLD TEMPLE ROAD
HEWITT, TEXAS

NEW HOMES BUILT BY
MORTON CONSTRUCTION HOLDINGS LLC.

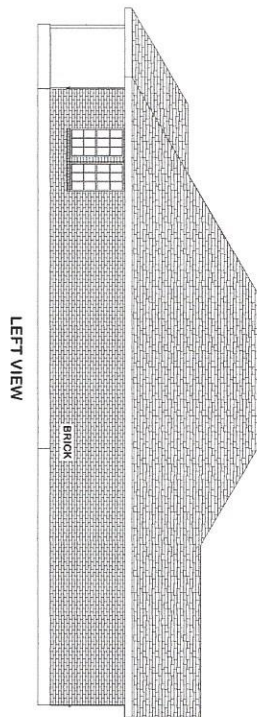
DATE : 09-11-2015
SCALE = 1/4" = 1'-0"
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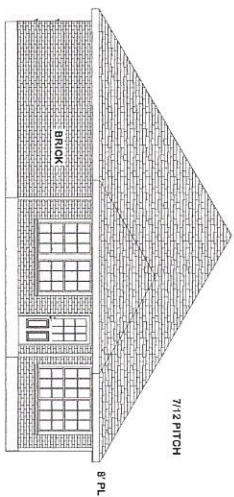
RIGHT VIEW



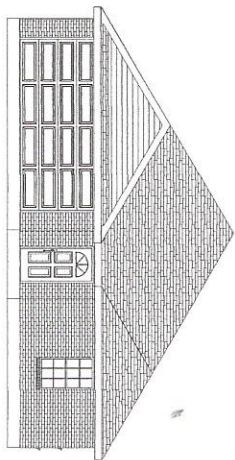
ROOF PLAN



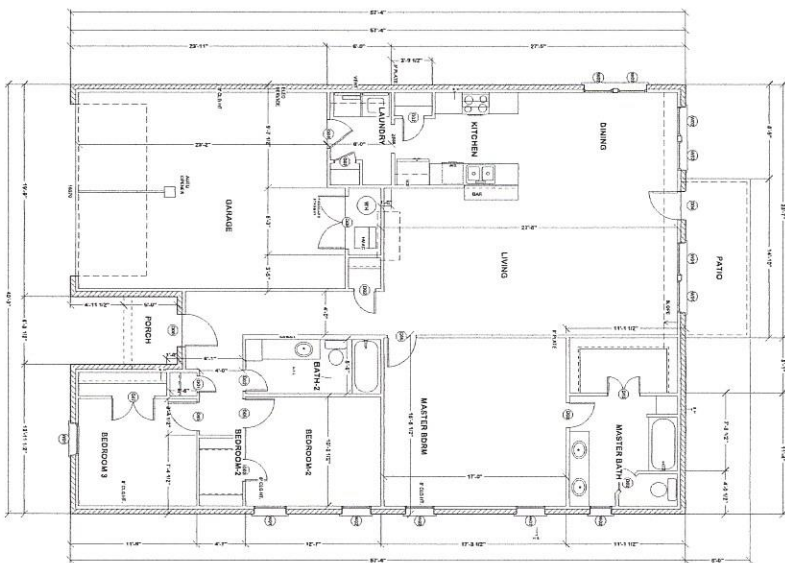
LEFT VIEW



REAR VIEW



FRONT VIEW



1752 SQ FT LIVING
479 SQ FT GARAGE
30 SQ FT PORCH
69 SQ FT PATIO
1897 SQ FT TOTAL SLAB

DOOR SCHEDULE			
NUMBER	QTY	SIZE	DESCRIPTION
D01	1	1668	4-PANEL
D02	6	2068	4-PANEL
D03	1	2468	4-PANEL
D04	1	2888	EXT 9 LITE DOOR
D05	3	2688	EXT SLAB
D06	3	3168	EXT SLAB
D07	1	4068	4-PANEL
D08	1	2888	EXT 4-PANEL
D09	1	5052	EXT 4-PANEL
D10	1	3068	4-PANEL

WINDOW SCHEDULE			
NUMBER	QTY	SIZE	DESCRIPTION
W01	4	3650	32"X60" SINGLE HUNG
W02	7	2850	32"X60" SINGLE HUNG
W03	1	2030	24"X36" SINGLE HUNG

FLOOR PLAN

STATE OF TEXAS COUNTY OF MCLENNAN	DESCRIPTION
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BEING all that tract of land in the City of Hewitt, McLennan County, Texas, out of the Carlos O'Campo Grant, and being all of that tract of 1,016 acres of land described in a deed to Eugene Kent, recorded in Volume 1172, Page 76 of the Deed Records of McLennan County, Texas, and all of that called 0.46 acres of land described in a deed to Gene Kent, recorded in Volume 1178, Page 375 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a point in Old Temple Road at the Northwest corner of said 1.016 acres, a 3/8 inch steel rod found at the Southwest corner of that called 1 acre of land described in a deed to W. Eugene Kent and wife, Shirley Norman Kent, recorded in Volume 1088, Page 248 of the Deed Records of McLennan County, Texas, bears South 74 degrees 06 minutes 49 seconds East, 94.14 feet for reference;

THENCE South 74 degrees 06 minutes 42 seconds East, 282.47 feet to a 1/2 inch steel rod found at the Northeast corner of said 1.016 acres and the Southeast corner of said 1 acre;

THENCE: South 29 degrees 51 minutes 40 seconds East, 102.69 feet to a 1/2 inch steel rod found at the Southeast corner of said Old water, the Northeast corner of that called Lot 7, Block 1 of the Southern Hills Addition to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1321, Page 678 of the Deed Records of McLennan County, Texas; a 1/2 inch steel rod found at the West corner of that called "Lot 7," and the Northwest corner of that called "Lot 7," Block 1 of the Coalfield Creek Plat Subdivision to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1431, Page 889 of the Deed Records of McLennan County, Texas; bears North 29 degrees 51 minutes 40 seconds West, 37.74 feet for reference;

THENCE South 78 degrees 25 minutes 57 seconds West, 291.93 feet to a point in Old Temple Road at the Southwest corner of said 0.46 acres, a 60d nail found in the South line of said 0.46 acres and at the Northwest corner of that called Lot 5 of said addition bears North 78 degrees 25 minutes 57 seconds East, 336.1 feet for reference;

THENCE North 15 degrees 39 minutes 01 seconds East, 291.93 feet to the Point of Beginning, containing 1.480 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

NOTES:

1. **Zone X - Other Areas** determined to be outside the 0.9% annual chance floodplain.

NOTES CORRESPONDING TO SCHEDULE B:
 10.c) 10' Waterline Easement (956-897 D.R.M.C.T.) is shown hereon.
 10.d) Permanent Utility Easement (1660-803 D.R.M.C.T.) is shown hereon.

The plot as shown hereon was prepared from an on-the-ground survey performed under my supervision on June 24, 2015; there are no visible easements, encroachments or provisions except as shown hereon. Subject property shown hereon appears to be located in flood zone "X", Older Areas, per F.I.R.M. panel number 483690353C, effective September 26, 2008. This surveyor makes no warranties as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

July 15, 2015

Juliane Henson
Juliane Henson
R.P.L.S. No. 6565



BOUNDARY SURVEY
1,480 ACRES
CARLOS O'CAMPO GRANT, A-82
MCLENNAN COUNTY, TEXAS

0319 Job No. 8218	G.F. No. 156598	Sheet 1 of 1
	Property Address: Old Temple Road Hewitt, TX	Prepared For: Lake Martin



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

DATE: July 21, 2015

GRANTOR: EUGENE KENT, aka GENE KENT aka W. EUGENE KENT, owning, claiming and occupying other property as homestead

GRANTOR'S MAILING ADDRESS: 521 Old Temple Road, Hewitt, Texas 76643

GRANTEE: MORTON CONSTRUCTION HOLDINGS, LLC

GRANTEE'S MAILING ADDRESS:

CONSIDERATION: Ten and no/100 Dollars (\$10.00) and other good and valuable cash consideration

PROPERTY (Including any improvements): Being the property more particularly described on the attached Exhibit "A", incorporated herein by reference for all legal purposes.

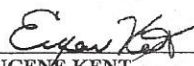
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Subject however, to any and all restrictions, covenants, easements and outstanding mineral interests, if any, of record in the County Clerk's Office of said county and now in effect.

Property subject to the following restriction: The Property conveyed herein shall never be changed from a R1 (single family) restriction on the property of O'Campo C A -32 TRACT 14A 14B Acres 1.48 of the City of Hewitt, McLennan County, Texas. This Property lies next to 521 Old Temple Road, Hewitt, Texas 76643. This Private Deed Restriction is being placed by W. Eugene Kent to keep it as a R1 Single Family Only Dwelling.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

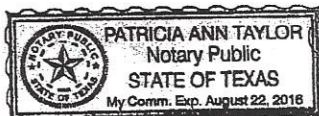
When the context requires, singular nouns and pronouns include the plural.

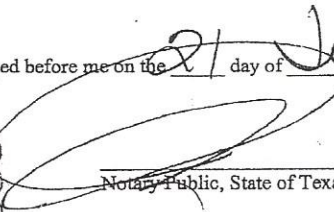

EUGENE KENT

STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on the 21 day of July, 2015, by EUGENE KENT.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:
GARY D. TULLY, P.C.
8300 Old McGregor Road, Ste. 1A
Woodway, Texas 76712



PLANNING AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

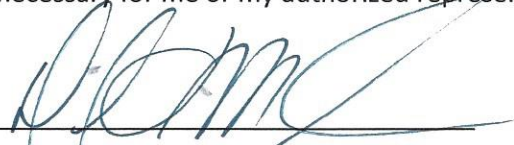
AGENDA ITEM: #4

SUBMITTED BY: David Marek, The Wallace Group

ITEM DESCRIPTION: Consider and take appropriate action concerning the request for a rezoning change on 94.43 acres in the Carlos O'Campo Grant, Abstract No. 32, McLennan County, Texas, being all of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249, being a portion of a called 154.9 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 200511040 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas. The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall.

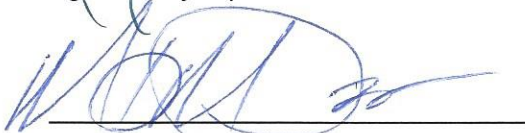
REPRESENTATIVE AUTHORIZATION

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated as a representative below to act in the capacity as my representative for the application, processing, representation and/or presentation of this request. The designated representative shall be the principle contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this case. I also understand that it is necessary for me or my authorized representative to be present at all Public Hearings.


Signature of Representative

David Marek, PE
Name Printed or Typed

September 3, 2015
Date


Signature of Owner/Applicant

Matthew Meadors
Name Printed or Typed

9.3.15
Date

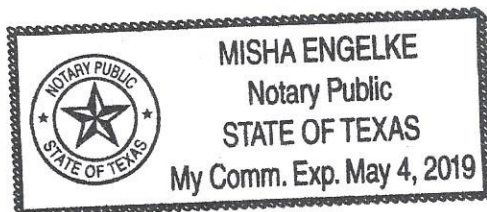
NOTARY STATEMENT

Before me, the undersigned authority, on this day personally appeared Matthew Meadors
(Owner's Name) known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity stated.

Given under my hand and seal of office on this 3 day of September, 2015.

My commission expires: May 4, 2019


Notary Public in and for the State of Texas





PLANNING AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

AGENDA ITEM: #5

SUBMITTED BY: David Marek, The Wallace Group

ITEM DESCRIPTION: Consider and take appropriate action concerning the Preliminary Plat of Lots 1-3, Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas.



CARLOS O'CAMPO GRANT
ABSTRACT NO. 32
MCLENNAN COUNTY, TEXAS

FLOOD ZONE "X"

FLOOD ZONE "Y"

FLOOD ZONE "AE"

FLOOD ZONE "AB"

FLOOD ZONE "AC"

FLOOD ZONE "AD"

FLOOD ZONE "AE"

VICINITY MAP - NOT TO SCALE

WACO INDUSTRIAL FOUNDATION
CALLED 154.3 ACRES
MCC NO. 200501040
O.P.M.C.T.

WACO CITY LIMITS

WACO CITY LIMITS

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"PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY"

CARLOS O'CAMPO GRANT
ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS

PRELIMINARY PLAT

OF LOTS 1-3, BLOCK 7, TEXAS CENTRAL SOUTH ADDITION,
TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS

SEE FIELD NOTES ATTACHED

94.43 ACRES
3.76 ACRES
WATER PROVIDED BY THE CITY OF HEWITT
ELECTRIC SERVICE PROVIDED BY ONCOR
SEWERAGE PROVIDED BY THE CITY OF HEWITT
PLANNED USE: COMMERCIAL

FLOOD NOTE: BY GRAPHIC PLATING ONLY, THIS PROPERTY IS IN ZONE(S) "AE" & "X" OF THE FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 48090530C & 48090530C, WHICH BEGINS AN
SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE
NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

THE WALLACE GROUP
engineers architects surveyors
A. Gray Company
200 W. Hwy 6, Suite 300, Waco, Texas 76787
TEL: 817.676.1700

OWNER/DEVELOPER:
WACO INDUSTRIAL FOUNDATION
WACO, TEXAS 76701

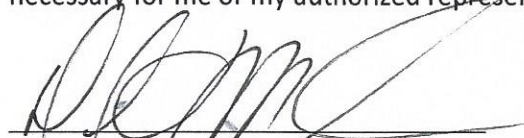
ENGINEER/SURVEYOR:
THE WALLACE GROUP
200 WEST HIGHWAY 6, SUITE 620
WACO, TEXAS 76712

NOTES:
1. HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS
PLAT IS CORRECT AND ACCURATE AND THAT I AM NOT PROVIDING ANY GUARANTEE OR
WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE PLAT OR THE SURVEYING
THEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR
IMPLIED, FOR THE PLAT OR THE SURVEYING THEREON.
2. "PRELIMINARY" THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLAT NO. C-1653 DRAFT DATE 08-03-2015 DRAWN BY: SKL
SCALE 1"=400' FIELDBOOK/PQ. XX
G 2015 ALL RIGHTS RESERVED DIGITAL FILE 23702W-BUDRY F/N # 23702W-DN-02

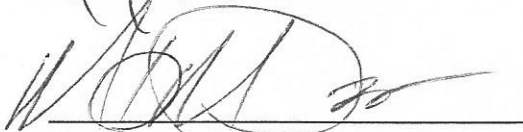
REPRESENTATIVE AUTHORIZATION

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated as a representative below to act in the capacity as my representative for the application, processing, representation and/or presentation of this request. The designated representative shall be the principle contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this case. I also understand that it is necessary for me or my authorized representative to be present at all Public Hearings.


Signature of Representative

David Marek, PE
Name Printed or Typed

September 3, 2015
Date


Signature of Owner/Applicant

Mathew Meadors
Name Printed or Typed

9.3.15
Date

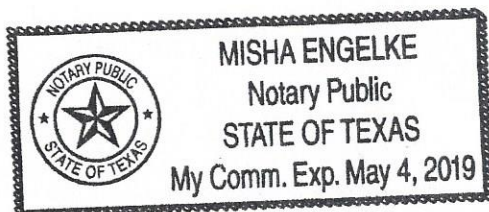
NOTARY STATEMENT

Before me, the undersigned authority, on this day personally appeared Mathew Meadors (Owner's Name) known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity stated.

Given under my hand and seal of office on this 3 day of September, 2015.

My commission expires: May 4, 2019

Misha Engelke
Notary Public in and for the State of Texas





PLANNING AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

AGENDA ITEM: #6

SUBMITTED BY: David Marek, The Wallace Group

ITEM DESCRIPTION: Consider and take appropriate action concerning the Final Plat submitted for the 25.00 acres, legally known as, Lot 1 Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas, being a portion of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas.

OCTOBER 1, 2015

TO: EVA MARIE GREENUP
COMMUNITY DEVELOPMENT OFFICE ADMINISTRATOR
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT
REVIEW OF FINAL PLAT FOR LOT 1, BLOCK 7, TEXAS CENTRAL SOUTH
ADDITION; RECEIVED 10-1-15; REVIEWED 10-1-15.

EVA,

I HAVE REVIEWED THE FINAL PLAT FOR LOT 1, BLOCK 7, TEXAS CENTRAL SOUTH
ADDITION. I FIND THAT THE PLAT MEETS THE MINIMUM REQUIREMENTS AS SET OUT BY
THE CITY OF HEWITT'S ORDINANCES.

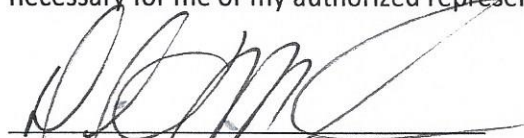
SINCERELY,



Miles Whitney
MILES WHITNEY, P.E.

REPRESENTATIVE AUTHORIZATION

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated as a representative below to act in the capacity as my representative for the application, processing, representation and/or presentation of this request. The designated representative shall be the principle contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this case. I also understand that it is necessary for me or my authorized representative to be present at all Public Hearings.


Signature of Representative

David Marek, PE
Name Printed or Typed

September 3, 2015
Date


Signature of Owner/Applicant

Mathew Meadors
Name Printed or Typed

9.3.15
Date

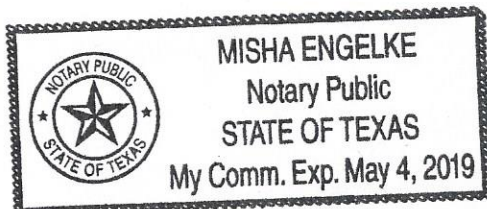
NOTARY STATEMENT

Before me, the undersigned authority, on this day personally appeared Mathew Meadors (Owner's Name) known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity stated.

Given under my hand and seal of office on this 3 day of September, 2015.

My commission expires: May 4, 2019


Notary Public in and for the State of Texas





PLANNING AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

AGENDA ITEM: #7

SUBMITTED BY: Kenneth Mask, Mitchell and Associates, Inc.

ITEM DESCRIPTION: Consider and take appropriate action concerning the Final Plat submitted for Imperial Estates Addition, Phase Eight.

FIELD SERVICES: INPDS

DATE OF PLAT: June 5, 2015.

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PLANNING AND ZONING AGENDA FORM

MEETING DATE: October 6, 2015

AGENDA ITEM: #8

SUBMITTED BY:

ITEM DESCRIPTION: Adjourn