



PLANNING AND ZONING COMMISSION

Charlie Turner – Chairman

Bobby Wolske

John J. Baker

Kurt Krakowian

Michael Lee Hix

Walter H. Peterson

Jonathan Denton Dulus

CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

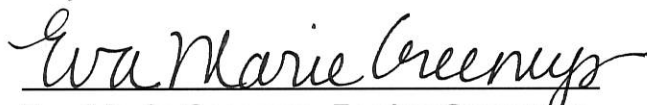
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **Public** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, March 1, 2016, at 7:00PM 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 December 1, 2015, for the Planning and Zoning Commission regular meeting.
3. Discussion and possible action: The Preliminary Plat for Park Place II Addition, Phase V & VI to the City of Hewitt, McLennan County Texas.
4. Discussion and possible action: The Final Plat of Park Place II, Phase Five to the City of Hewitt, McLennan County, Texas, being a subdivision of a 5.09 acre tract of land in the Carols O'Campo Grant, Abstract Number 32, in the City of Hewitt, McLennan County, Texas and being a portion of that called 19.44 acre tract of land described in a deed to Richard S. Clark, of record in County Clerk's File Number 2009005429 of the Official Public Records of McLennan County, Texas.
5. 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 February 26, 2016.

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.

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION DECEMBER 1, 2015 – 7:00PM

Members present: Walter Peterson, John Baker, Michael Hix, Kurt Krakowian, Jonathan Dulus

Members absent: Charlie Turner, Bobby Wolske

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

Item #1. Call Planning and Zoning Meeting to order. *Walter Peterson called the meeting to order at 7:00PM.*

Item #2. Minutes. *A motion was made by John Baker to accept but allow for corrections and seconded by Michael Nix. No corrections noted; all five in favor, motioned passed. Minutes dated November 3, 2015 stand approved.*

Item #3. Consider and take appropriate action concerning the preliminary plat for Sunflower Ridge Addition, on 24.439 acres of land described in a deed to the Big Creek Construction, LTD., recorded under McLennan County Clerk's document 2015014878 of the official public records of McLennan County, Texas. *No public attendance, a motion was made by John Baker to accept and seconded by Michael Nix, all five in favor, motion passed.*

Item #4. Consider and take appropriate action concerning the final plat for Sunflower Ridge Addition, on 24.439 acres of land described in a deed to the Big Creek Construction, LTD., recorded under McLennan County Clerk's document 201514878 of the official public records of McLennan County, Texas. *No public attendance, a motion was made by Kurt Krakowian to accept and seconded by John Baker, all five in favor, motion passed.*

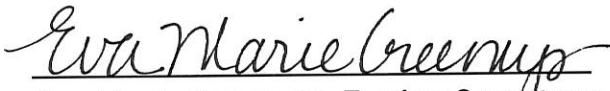
Item #5. Consider and take appropriate action concerning the request for a rezoning change on 3.627 acres of land, legally known as the Carlos O'Campo Grant described in a deed to Charles Farrar, recorded in MCC No. 2006020953, of the records of McLennan County, Texas, from R-2 (Duplex District) to C-2 (General Commercial District). The Planning and Zoning Commission recommendation will be forwarded to Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, December 7, 2015 at 7:00PM at Hewitt City Hall. *Randy Reid with The Reid Company represented Mr. Farrar. Walter Peterson opened the hearing and asked for those speaking in favor or opposition. James Vidrine, 504 Rowan Oak, appeared in favor. None appeared in opposition. The public hearing was closed. A motion was made by Kurt Krakowian and seconded by John Baker. Five in favor, motion passed. Planning and Zoning recommendation will go before Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday December 7, 2015 at 7:00PM at Hewitt City Hall.*

Item #6. Consider and take appropriate action concerning the final plat for Lots 9 through 12, Block 3, Collier Addition, Part Three to the City of Hewitt McLennan County, Texas, being a subdivision of part of that called 6.012 acres of land described in a deed to Robnett Enterprises, Inc. as recorded in County Clerk's File Number 2015026778 of the official public records of McLennan County, Texas. *No public attendance. A motion was made by John Baker to approve and seconded by Michael Nix. Five in favor, motion passed.*

Item #7. **Adjourn.** *Motion was made by John Baker and seconded by Michael Nix to adjourn meeting at 7:13PM, all five in favor, motion passed.*

Chairman

Date Approved


Eva Marie Greenup, Zoning Secretary

MEETING DATE: March 1, 2016

AGENDA ITEM: Approval of the Preliminary Plat of Park Place II Addition, Phase V & VI, to the City of Hewitt, McLennan County, Texas.

Comments:

The Board of Adjustment at its last meeting approved a variance request for side yard setbacks for this preliminary plat.

Staff recommends **approval** of this request as presented.

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Turner _____; Wolske _____; Baker _____; Krakowian _____;

Hix _____; Peterson _____; Dulus _____

Motion Carried: Yes _____; No _____

REVISED FEBRUARY 24, 2016

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

RE: CITY OF HEWITT, TEXAS
REVIEW OF PRELIMINARY PLAT FOR THE PARK PLACE II, PHASE 5 AND 6;
RECEIVED: DATE 2-19-16; REVIEW: DATE 2-23-16

EVA,

I HAVE REVIEWED THE PRELIMINARY PLAT FOR THE ABOVE MENTIONED
SUBDIVISION AND FIND THAT SUBMITTED FINAL PLAT MEETS OR EXCEEDS THE
REQUIREMENTS AS SET FORTH BY THE CITY OF HEWITT'S ORDINANCES.

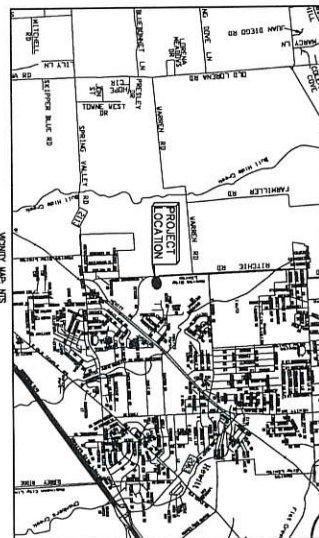
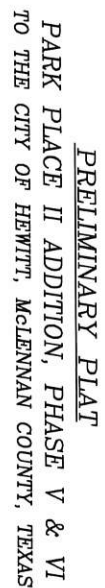
NOTE:

- PROVIDE THE DIGITAL PDFS AND .DWGS FILES ONCE CORRECTIONS HAVE BEEN MADE.
- THE BOARD OF ADJUSTMENTS APPROVED A VARIANCE ON THE SIDE YARD SETBACK LINES FOR THIS PRELIMINARY PLAT.

SINCERELY,



MILES W. WHITNEY, P.E.



NOTE

APPROVAL OF THIS PRELIMINARY PLAN DOES NOT APPROVE OR DISAPPROVE ANY LAND USE NOW OR IN THE FUTURE OR GUARANTEE AVAILABILITY OR ADEQUACY OF WATER SUPPLY OR SEWAGE TRANSPORTATION, TREATMENT OR DISPOSAL.*

Based upon what can be scolded from the graph(s) shown on Federal Insurance Role Map (FIRM), the September 28, 2008, the property shown on this plot appears to be situated in Zone "x". Under "OTHER FLOOD AREAS", Zone "x" is defined as "Areas determined to be outside the 1% annual chance floodplain, but which are subject to periodic flooding. Flood damage will never follow, nor does it create any liability in such event on the part of this surveyor or this company."

LAND USED: R-3 PHASE II, PART V	
ACRES TOTAL 9.25 +/-	
ACRES TOTAL PHASE V 5.18 +/-	
ACRES TOTAL PHASE VI 4.33 +/-	
ZONING - MULTI FAMILY	
14 LOTS, 3 BLOCK, PHASE V	
12 LOTS, 2 BLOCKS, PHASE VI	
WATER PROVIDED BY: CITY OF HEWITT	
(C.C.N # 10038)	
ELECTRICAL PROVIDED BY: CINCOR	
SEWER PROVIDED BY: CITY OF HEWITT	

GENERAL INFORMATION

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

PRELIMINARY, THIS PLAT SHALL NOT BE RECORDED

ROBERT E. MITCHELL R.P.L.S 580
6801 Sanger, Suite 111
Waco, Texas 76710

SURVEYOR:

RICHARD S. CLARK
798 STEVENS LANE
MCGREGOR, TEXAS 76657

PARK PLACE II, PH V & VI
HEWITT, TEXAS 76643
PRELIMINARY PLAT



Industrial, Municipal, Residential
Site Development & Engineering

REVISIONS					
NO.	DATE	REMARKS			BY
SURVEYED	DESIGNED	DRAWN	CHECKED	DATE	
Y	Y	AAN	X	12/21/05	

MEETING DATE: March 1, 2016

AGENDA ITEM: Approval of the Final Plat of Park Place II Addition, Phase V, to the City of Hewitt, McLennan County, Texas.

Comments:

The Board of Adjustment at its last meeting approved a variance request for side yard setbacks for this plat.

Staff recommends **approval** of this request as presented.

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Turner _____; Wolske _____; Baker _____; Krakowian _____;

Hix _____; Peterson _____; Dulus _____

Motion Carried: Yes _____; No _____

FEBRUARY 23, 2016

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

RE: CITY OF HEWITT, TEXAS
REVIEW OF FINAL PLAT FOR THE PARK PLACE II, PHASE 5; RECEIVED: DATE 2-23-16; REVIEW: DATE 2-23-16

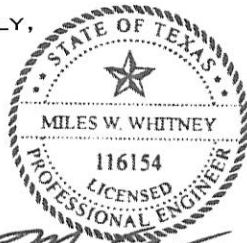
EVA,

I HAVE REVIEWED THE FINAL PLAT FOR THE ABOVE MENTIONED SUBDIVISION AND FIND THAT SUBMITTED FINAL PLAT MEETS OR EXCEEDS THE REQUIREMENTS AS SET FORTH BY THE CITY OF HEWITT'S ORDINANCES.

NOTE:

- DEVELOPER HAS YET PROVIDE THE .DWGS FILES.
- THIS PLAT INCLUDES THE APPROVED VARIANCE REQUIREMENTS FOR THE SIDE YARD SETBACK LINES.

SINCERELY,



MILES W. WHITNEY, P.E.

STATE OF TEXAS
COUNTY OF MCLENNAN

That I, Richard S. Clark, being the owner 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 PARK PLACE II, PHASE FIVE, to the City of Hewitt, McLennan County, Texas, being a subdivision of 5.09 acres out of the Carlos O' Campo Grant, Abstract Number 32 in McLennan County, Texas. I do hereby dedicate all easements, rights-of-way and appurtenances to the City of Hewitt, McLennan County, Texas, to be placed in and right-of-way and easements shall be placed there at no risk or obligation to the public end/or the City of Hewitt, trustees 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 sole 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.

By: _____

Richard S. Clark
788 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 Richard S. Clark, 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 _____ day of _____, 2015.

Notary Public in and for the State of Texas _____

STATE OF TEXAS
COUNTY OF MCLENNAN

Approved this _____ day of _____, 2015 by the Hewitt Planning and Zoning Commission of the City of Hewitt, Texas.

Cherlie Turner - Chairman _____

Evo Greenup - Zoning Secretary _____

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION:

I hereby certify that I made an actual and accurate survey of the property described above and that the corner monuments shown on this plat were found to be in place and in accordance with the Surveyors' Report and the Subdivision Regulations of the City of Hewitt, Texas.

This the _____ day of _____, 2015.

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

OF 5



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
8601 Spring, P.O. Box 111644
Fort Worth, Texas 76111-0644

Sheet:

2 of 2

WORK ORDER NO: 15-05-8340

DIGITAL FILE: 15-05-8340final.dwg

DRAWN BY: DMF

FIELD SERVICES: TMDS - 55/44

COUNTY CLERK'S FILE NUMBER: