



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, May 2, 2017, at 6:00PM in the City Council Room at Hewitt City Hall, 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 January 3, 2017, Planning and Zoning Commission regular meeting.
3. Discussion and possible action: Special Permit request for a Model home sales office by John Houston Custom Homes located at 204 Big Creek Loop, Hewitt Texas 76643, known as Sunflower Ridge Addition, Lot 8 Block 4, to the City of Hewitt as recorded in McLennan County Clerk's document 2017007703 of the Official Public Records of McLennan County, Texas.
4. Discussion and possible action: R-1 Single Family Residential to C-2 General Commercial on property located at 510 Spring Valley Boulevard, Hewitt Texas 76643, known as O'Campo C A-32 Tract 14 0.99+/- Acres as recorded in McLennan County Clerk's document 2012018672 of the Official Public Records of McLennan County, Texas.
5. Discussion and possible action: Revision of City of Hewitt Ordinance for Hewitt Water Detail layouts for Typical Water Service-Elevation; Single Water Service Plan; Double Water Service Plan; 2" Water Service-Elevation-Residential Use Only, Chapter 38.28.17 FLOODS, PART IV. DRAINAGE STANDARDS, I. Monuments and Iron Pins.
6. Adjourn.

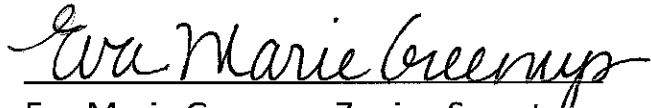
Notice of Meeting of the Planning and Zoning Commission

May 2, 2107

Page Two

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 April 28, 2017.

City of Hewitt

A handwritten signature in cursive script that reads "Eva Marie Greenup". The signature is written in dark ink and is positioned above the printed name of the signatory.

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 having 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 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



MINUTES OF THE PLANNING AND ZONING COMMISSON
JANUARY 3, 2017 – 6:00PM

Members Present: Charlie Turner, Walt Peterson, Bobby Wolske, John Baker, Michael Hix, Kurt Krakowian, Jonathan Dulus

Members Absent: All present.

Staff Present: Miles Whitney, City Engineer, Eva Marie Greenup, Zoning Secretary.

Item #1. **Call Planning and Zoning Commission Meeting to order.**
Charlie Turner called the meeting to order at 6:00PM.

Item #2. **Consider Approval of Minutes for the October 4, 2016, Planning and Zoning Commission regular meeting.** *A motion was made by John Baker to accept but allow for corrections and seconded by Walt Peterson. All seven in favor, motion passed. Minutes dates October 4, 2015 stand approved.*

Item #3. **Discussion and possible action: The Preliminary Plat of Twynnbreaux Addition, Lots 1-10, Block 1, to the City of Hewitt, McLennan County, Texas, being all of that called 20.000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series – Twynnbreaux as recorded in McLennan County Clerk's document 2016020902 of the Official Public Records of McLennan County, Texas.** *Miles Whitney, City Engineer spoke on behalf of the City. Steve Martin, 113 Sterling Ridge, McGregor TX was present representing 1519 Surveying LLC. A motion was made by John Baker to approve*

and seconded by Kurt Krakowian. All seven in favor, motion passed.

Item #4. **Discussion and possible action:** The Final Plat of Twynnbreaux Addition, Lots 1-10, Block 1, to the City of Hewitt, McLennan County, Texas, being all of that called 20.000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series – Twynnbreaux as recorded in McLennan County Clerk’s document 2016020902 of the Official Public Records of McLennan County, Texas. Miles Whitney, City Engineer, spoke on behalf of the City. Steve Martin, 113 Sterling Ridge, McGregor TX was present representing 1519 Surveying LLC. A motion was made by John Baker to approve and seconded by Kurt Krakowian. All seven in favor, motion passed.

Item #5. **Adjourn.** A motion was made by John Baker and seconded by Bobby Wolske to adjourn meeting at 6:07PM, all seven in favor, motion passed.

Chairman

Date Approved

Eva Marie Greenup, Zoning Secretary

APPLICATION REVIEW

Z-2017-2

HEARING DATE: May 2, 2017

1. CASE # Z-2017-2
PROPERTY ADDRESS: 204 Big Creek Loop
LEGAL DESCRIPTION: Lot 8 Block 4 Sunflower Ridge Addition

2. APPLICANT: Jason Cooper
MAILING ADDRESS: 17005 Stonebriar Rd. Woodway, TX. 76712

3. REQUEST:

SPECIAL PERMIT FOR MODEL HOME:

ZONING:

R-1 SINGLE-FAMILY RESIDENTIAL

SUMMARY DESCRIPTION OF USES IN R-1: The purpose of the R-1, Single-Family District is to allow for single-family homes. This is the default zoning district for the city. Permitted Uses are as shown in Section 4.101.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located within a large are of Residential use. The majority of the surrounding area is residential in nature.

COMMUNITY DEVELOPMENT RECOMMENDATION:

Community Development recommends ***APPROVAL*** of this request for a special permit located at 204 Big Creek Loop 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 zoning district.
- 3) The property meets all the size and width requirements for R-1 zoning.
- 4) The property is located on a public street.

Notices: 2 mailed; returned,

CASE NO. Z-2017-2

ENGINEERING SERVICES DATA

1. Street condition: Good X Acceptable Needs Reconstruction

2. Street width: Existing: ROW 50' Pavement 30'

Required: ROW Pavement

3. Curb and Gutter:
Needs to be installed Exists X Needs Reconstruction

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.

5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.

6. Sewer is available to the property.

CASE NO. Z-2017-2

INSPECTION SERVICES REVIEW

Comments

No objections.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME:

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations: No Comments

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: To be determined

Health Department Comments and Recommendations: None

POLICE DEPARTMENT REVIEW

No Comments

CASE #Z-2017-2

PROPERTY OWNERS LIST

Applicant: Jason Cooper

Owner: John Houston Custom Homes

3/8/17
 JC
 2017
 COPYRIGHT
 DEAN BY

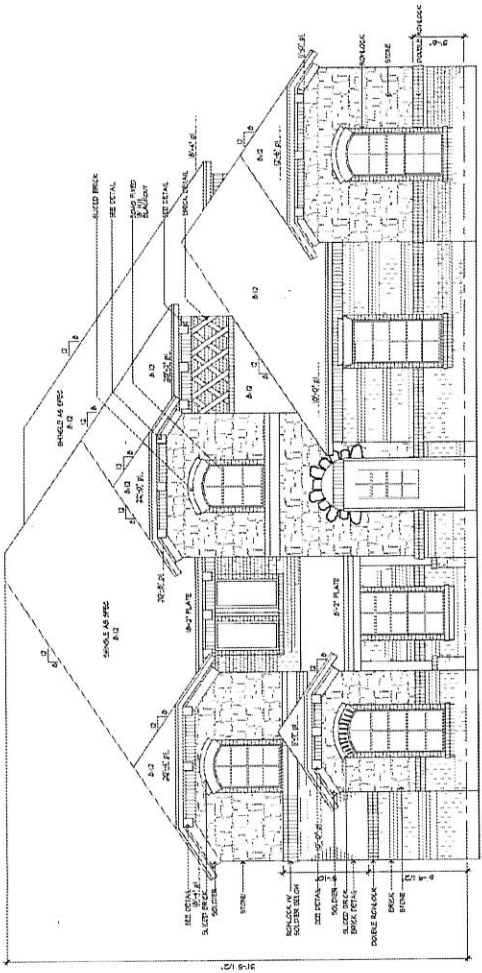
THIS PLAN SET INTENDS TO PROVIDE THE BASIC CONSTRUCTION INFORMATION
 NECESSARY TO GENERALLY CONSTRUCT THE HOUSE. THIS HOUSE AND THE
 MATERIALS AND METHODS OF CONSTRUCTION ARE NOT TO BE USED FOR ANY OTHER
 PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT
 HAS NOT BEEN ADVISED OF ANY LOCAL, STATE OR FEDERAL REGULATIONS
 THAT MAY APPLY TO THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR
 OBTAINING ANY NECESSARY PERMITS OR FOR THE ACCURACY OF ANY INFORMATION
 PROVIDED BY OTHERS. THE ARCHITECT IS NOT TO BE USED FOR ANY OTHER
 PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

JOHN HOUSTON
 CUSTOM HOMES

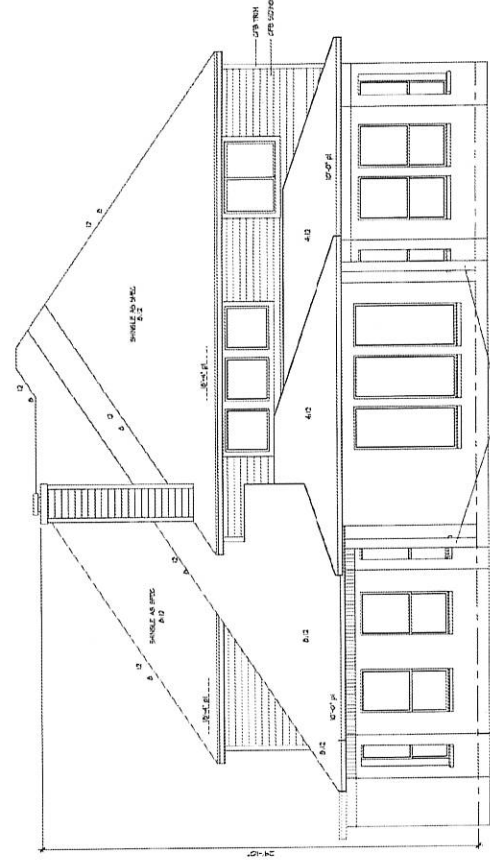
Sunflower Ridge
 LOT: 8
 Block: 4

5035
 PLAN

Elev 1
 SHEET



1 Front Elevation

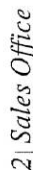


2 Rear Elevation

REVISION LIST	REVISION #	Description	Date
1	001	CON	3/15/17

MASONRY CALCS		PERCENTAGE	
FRONT ELEV.		SQ. FT.	%
BRICK	50.00	50.00	50.00
STONE	50.00	50.00	50.00
REAR ELEV.		SQ. FT.	%
BRICK	50.00	50.00	50.00
STONE	50.00	50.00	50.00
RIGHT ELEV.		SQ. FT.	%
BRICK	50.00	50.00	50.00
STONE	50.00	50.00	50.00
LEFT ELEV.		SQ. FT.	%
BRICK	50.00	50.00	50.00
STONE	50.00	50.00	50.00
TOTAL EXT. WALL AREA:		50.00	50.00
TOTAL HOUSE BRICK PERCENTAGE:		50.00	50.00

ATTENTION
 SCALE AS NOTED
 3/4" X 3/8" PRINTS ARE 1/4" = 1'-0"
 1/2" X 3/8" PRINTS ARE 1/8" = 1'-0"
 *UNLESS SPECIFIED OTHERWISE



ATTENTION
SCALE AS NOTED
"X36" PRINTS ARE 1/4" = 1'-0"
"X17" PRINTS ARE 1/8" = 1'-0"
*UNLESS SPECIFIED OTHERWISE

DATE 3/8/17
JC
DRAWN BY
COPYRIGHT © 2017

THIS PLAN AND SPECIFICATIONS ARE TO BE USED TO OBTAIN THE MOST ACCURATE INFORMATION POSSIBLE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

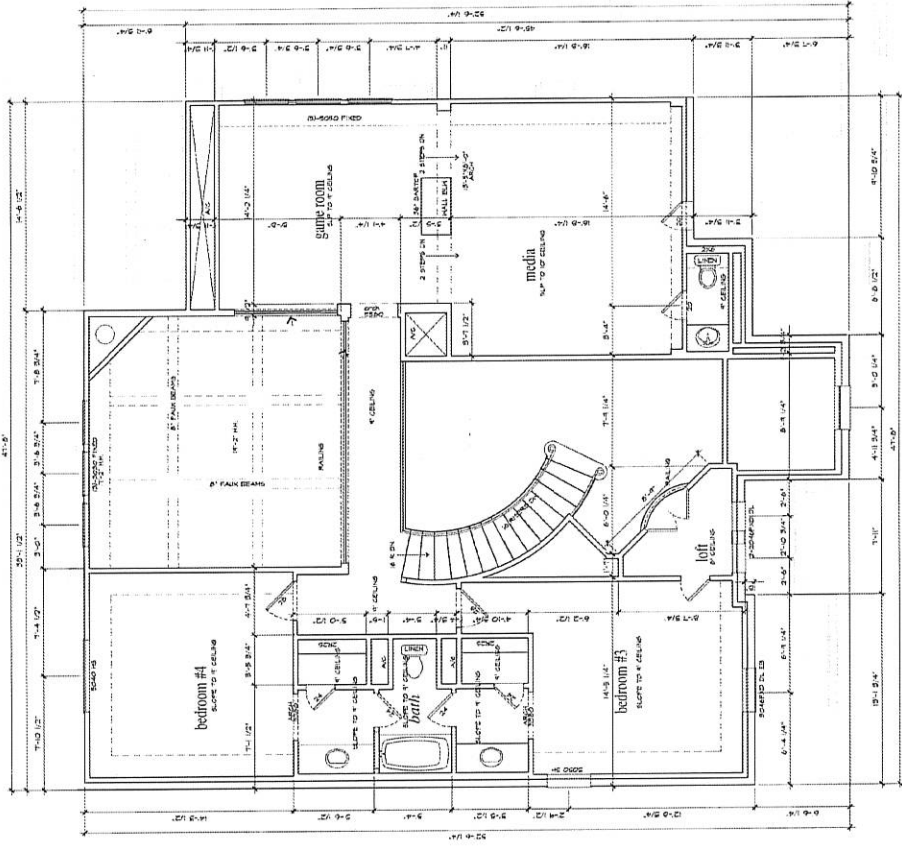
JOHN HOUSTON
CUSTOM HOMES

Summit Ridge
LOT: 8 BLOCK: 4

5035
PLAN

SHEET
FP2

2 Floor Plan



GENERAL FLOOR PLAN NOTES:

2ND FLOOR

TYP. STD. HALLS ARE 3'-0" WIDE. ALL HALLS ARE TO BE FINISHED WITH DIVISIONED BRICK 4" ON STONE VENEER IS 3 1/2".

DOORS:

REFER TO COMMUNITY SPECS OR CONTRACT DOCUMENTS FOR DOOR HEIGHTS.

INSTALL ALL 6" FLR. WINDOWS WITH HEADS AT 7'-0" AFF UNO.

SHOULDERS:

SHOULDER HEADS TO BE INSTALLED 8" FROM THE FRONT PLATE.

SHOULDER CONTROLS TO BE LOCATED WITHIN A 5'-0" RADIUS UNO.

FLOOR SYSTEM ASSIGNED TO BE 1'-2"

REVISION LIST	REVISION	DESCRIPTION	DATE
1	CON	5/16/17	

ATTENTION
SCALE AS NOTED
24"x36" PRINTS ARE 1/4" = 1'-0"
11"x17" PRINTS ARE 1/8" = 1'-0"
UNLESS SPECIFIED OTHERWISE

GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER & CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 69,729 FEET.

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

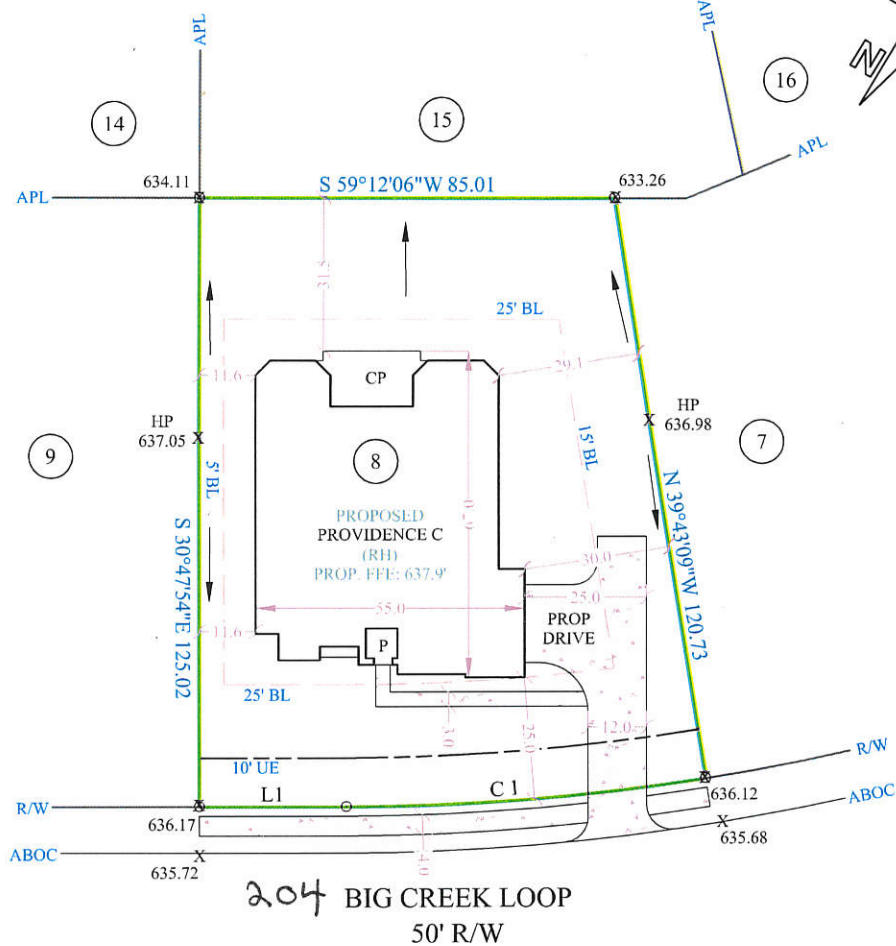
Curve	Radius	Length	Chord	Chord Bear.
C1	475.06'	73.96'	73.89'	N 54°44'29" E
Course	Bearing	Distance		
L1	N 59°12'06" E	30.07'		

SCALE: 1" = 30'

30' 0' 30'
GRAPHIC SCALE - FEET

ADDRESS: BIG CREEK LOOP

AREA: 11,711 S.F. ~ 0.27 ACRES
PRELIMINARY PLAT



PLOT PLAN FOR: JOHN HUSTON HOMES

SUBDIVISION: SUNFLOWER RIDGE ADDITION
LOT: 8 BLOCK: 4
CITY OF HEWITT
MCLENNAN COUNTY, TEXAS
ORDER DATE: 03/20/2017

20170302171 JHHOMES DB: CD

CARTER & CLARK LAND SURVEYORS AND PLANNERS

2780 Peachtree Industrial Boulevard
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048
www.carterandclark.com
FIRM LICENSE: 10193759



HEWITT TEXAS

PLANNING AND ZONING SPECIAL PERMIT APPLICATION

Legal Description of Property: 204 Big Creek Loop
Lot 8 Block 4 Sunflower Ridge Addition

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.

New subdivision at the corner of Spring Valley and Old Temple Rd.

Proposed Special Permit: Model Home for Builder

Please describe the interest in property:

Model home for builder and sales staff to office out of and use to show and sell homes to potential customers. Offices located in the enclosed garage which will be converted back into a garage once all lots in the community have been built on, or we decided to build another model elsewhere to relocate our operations to.

Existing Building(s) on Property: None

Total square feet of all Buildings on Property: 3808 Living / 4567 Under Roof

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

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

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): May 2, 2017

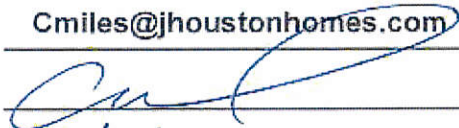
The rezoning application must be completed along with the following information:

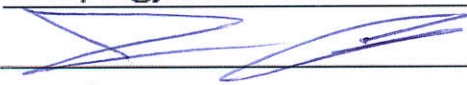
1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates 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: John Houston Custom Homes
Telephone Number: 972-937-4085
Mailing Address: PO Box 2829, Red Oak, TX 75154
Email Address: Cmiles@jhoustonhomes.com
Signature of Property Owner: 
Date: 3/21/17

Name of Applicant/Representative: Jason Cooper
Telephone Number: 254-715-4243
Mailing Address: 17005 Stonebriar Rd., Woodway, TX 76712
Email Address: Jcooper@jhoustonhomes.com
Signature of Applicant/Representative: 
Date: 3-21-17

Jason Cooper is hereby authorized to represent John Houston Custom Homes in the planning and zoning special permit application hearing pertaining to the request for a special use permit for a model home on Lot 8 Block 4 in the Sunflower Ridge Addition in Hewitt, TX.

State of Texas

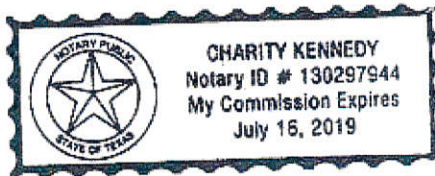
County of Ellis

Signed to and sworn to (or affirmed) before me on

3/21/17
Date

by

[Signature]
Name(s) or Person(s) Making Statement



Charity Kennedy
Signature of Notary Officer

CFO
Title and Rank

My Commission expires: 7/16/19

APPLICATION REVIEW

Z-2017-1

HEARING DATE: May 2, 2017

1. CASE # Z-2017-1
PROPERTY ADDRESS: 510 Sun Valley Blvd.
LEGAL DESCRIPTION: O'Campo C A-32 Tract 14 .999Acres

2. APPLICANT: Sean Gathright
MAILING ADDRESS: 510 Sun Valley Blvd. Hewitt, TX. 76643

When a zoning proposal is received that is not consistent with the Comprehensive Land Use Plan, the City may consider a change in the plan's policies or the Future Land Use Map. The review of the proposal should consider the following criteria:

- Will the proposed change enhance the site and the surrounding area
- Is the proposed change a better use than that recommended by the existing Future Land Use Map
- Will the proposed use impact adjacent residential areas in a negative manner, or will the proposed use be compatible with, and/or enhance adjacent residential areas
- Are the uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility
- Does the proposed change do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth
- Can the proposed use be served by available public facilities and services
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community, and would it contribute to the City's long-term economic well-being

3. REQUEST:

LAND USE DESIGNATION:

From **RESIDENTIAL** to **COMMERCIAL**

(Land Use designation of R-1 RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT)

ZONING:

From **R-1 SINGLE-FAMILY RESIDENTIAL** to **C-2 GENERAL COMMERCIAL**

SUMMARY DESCRIPTION OF USES IN R-1: The purpose of the R-1, Single-Family District is to allow for single-family homes. This is the default zoning district for the city. Permitted Uses are as shown in Section 2.104(B).

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located within a large are of Industrial and minimal residential use. The large majority of the surrounding area is industrial in nature.

PLANNING SERVICES RECOMMENDATION:

LAND USE:

Community Development recommends ***APPROVAL*** of the land use designation change from ***RESIDENTIAL to COMMERCIAL*** based on the following findings:

- 1) Retail and Residential land use is the dominant land use designation for the surrounding neighborhood. The encroachment of Commercial land use designation into this residential/commercial neighborhood is considered compatible.
- 2) The public infrastructure is adequate to provide for zoning districts allowed in the proposed residential land use designation.
- 3) The property is located on a local street.

ZONING:

Community Development recommends ***APPROVAL*** of this request to change the zoning from ***R-1 to C-2*** 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 C-2 zoning district.
- 3) The property meets all the size and width requirements for C-2 zoning.
- 4) The property is located on a public street.

Notices: 9 mailed; returned,

CASE NO. Z-2017-1

ENGINEERING SERVICES DATA

1. Street condition: Good X Acceptable Needs Reconstruction
2. Street width: Existing: ROW 100' Pavement 65'

Required: ROW Pavement
3. Curb and Gutter:
Needs to be installed Exists X Needs Reconstruction
4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property.
7. Engineering Department comments and recommendations:

CASE NO. Z-2017-1

INSPECTION SERVICES REVIEW

Comments

No objections.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME:

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations: No comments

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED Y (Y) YES (N) NO

DATE OF INSPECTION: To be determined

Health Department Comments and Recommendations: None

POLICE DEPARTMENT REVIEW

No Comments

CASE #Z-2017-1

PROPERTY OWNERS LIST

Applicant: Sean Gathright

Owner: Sean Gathright

DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all that tract of land in McLennan County, Texas, out of the Carlos O'Campo Survey, and being all of that called 1 acre of land described in a deed to Cindy Bruton, recorded in Volume 1851, Page 846 of the Deed Records of McLennan County, Texas, and being further described as follows:

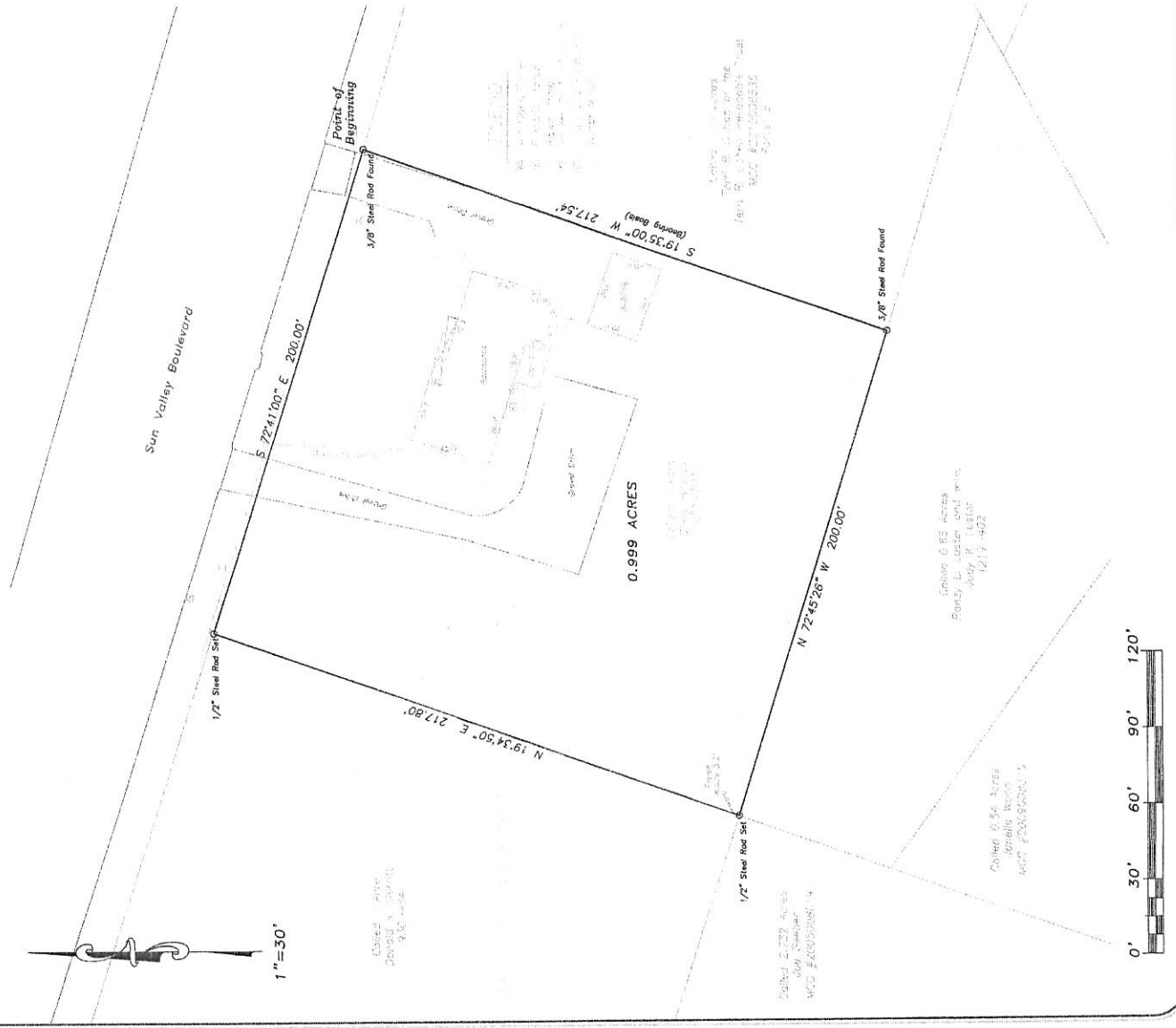
BEGINNING at a 3/8 inch steel rod found at the Northeast corner of said 1 acre, the Northwest corner of that called 1.14 acres of land described in a deed to Terri R. Cohen of the Terri R. Cohen Revocable Trust, recorded under County Clerk's File Number 201008535 of the Official Public Records of McLennan County, Texas, and the South line of Sun Valley Boulevard;

THENCE South 19 degrees 35 minutes 00 seconds West (Bearing Basis), 217.54 feet to a 3/8 inch steel rod found at the Southeast corner of said 1 acre and the Southwest corner of said 1.14 acres;

THENCE North 72 degrees 45 minutes 26 seconds West, 200.00 feet to a 1/2 inch steel rod set at the Southwest corner of said 1 acre and the Southeast corner of that called 1 acre of land described in a deed to Donald R. Merritt, recorded in Volume 930, Page 484 of the Deed Records of McLennan County, Texas;

THENCE North 19 degrees 34 minutes 50 seconds East, 217.80 feet 1/2 inch steel rod set at the Northwest corner of said Bruton 1 acre, the Northeast corner of said Merritt 1 acre, and the South line of Sun Valley Boulevard;

THENCE South 72 degrees 41 minutes 00 seconds East, 200.00 feet to the Point of Beginning, containing 0.999 acres of land.



THIS SURVEY WAS PREPARED BY JAMES D. O'CAMPO, SURVEYOR, AND DAVID D. DOWSEY, SURVEYOR, UNDER MY SUPERVISION ON MAY 30, 2012. THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN HEREON. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 48309C0535C, EFFECTIVE SEPTEMBER 26, 2008. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE FLOOD ZONE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on May 30, 2012; there are no visible encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in flood zone "X", area of minimal flooding, per F.I.R.M. panel number 48309C0535C, effective September 26, 2008. This surveyor makes no guarantees as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.



James David O'Campo
R.P.L.S. No. 6112

BOUNDARY SURVEY
0.999 ACRES
CARLOS O'CAMPO SURVEY
MCLENNAN COUNTY, TEXAS

G. F. No. 2012-0899
Address: 510 Sun Valley Blvd.

PREPARED FOR
Laura Havard
Wall Fair, PLLC
Waco, Texas

Surveyors/Planners
Waco, Texas 76710, (254) 751-1934



HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: O'Campo C A-32 Tract 14 Acres .999

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.

510 Sun Valley Blvd. Hewitt, TX 76643

Zoning Change From R-1 Single-Family District to C-2 General Commercial District

Please describe the interest in property:

Applying to change zoning to C-2 General Commercial District

Existing Building(s) on Property: Residential Home and Detached Garage

Total square feet of all Buildings on Property: 2,293 sqft

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

Ownership (deed): Doc. #/MCC No.: 492-9397492-703

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): May 2nd 2017

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).

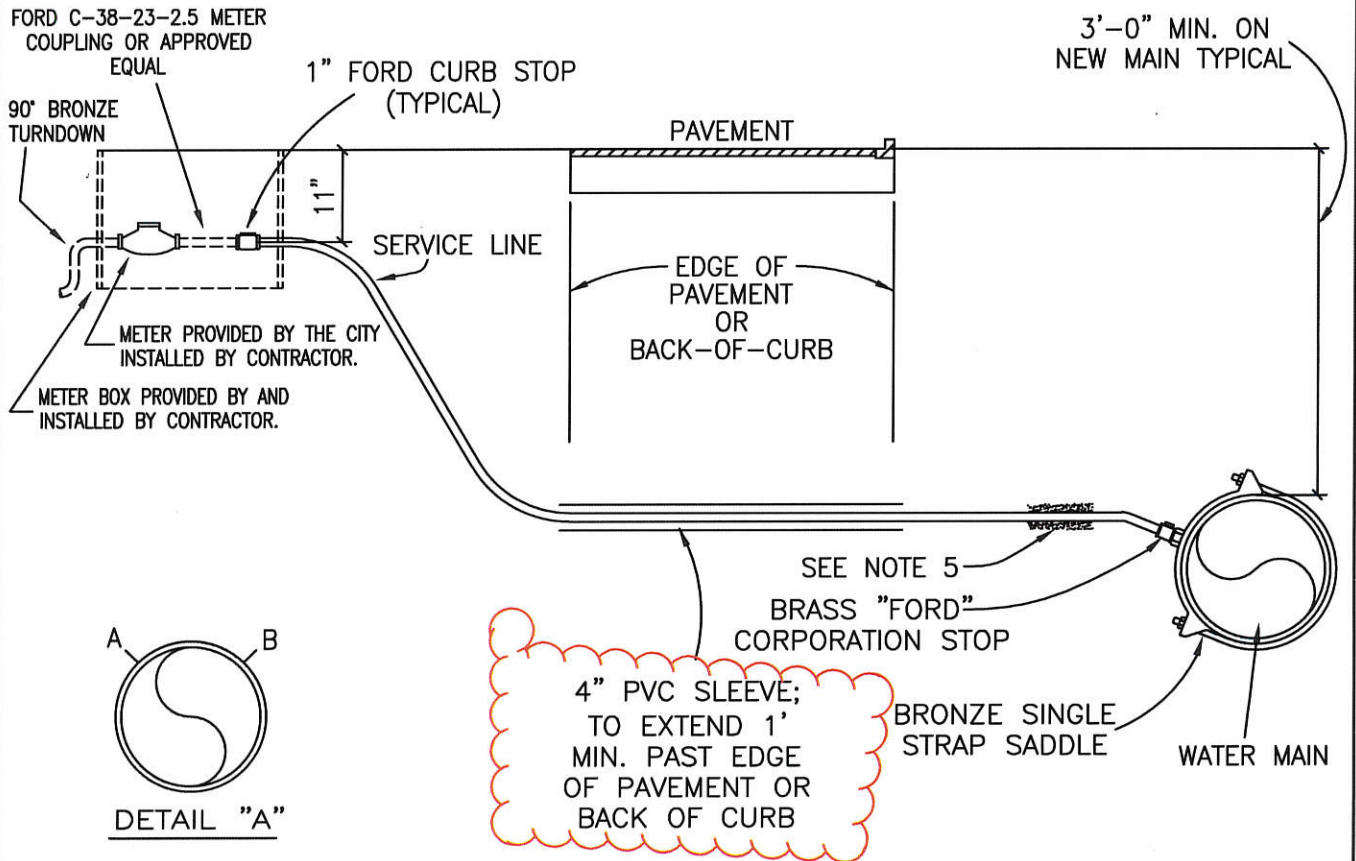
I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application 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: Sean Gathright
Telephone Number: 254-214-9218
Mailing Address: 510 Sun Valley Hewitt, TX 76643
Email Address: seangathright@gmail.com
Signature of Property Owner: 
Date: April 4th 2017

Name of Applicant/Representative: Sean Gathright
Telephone Number: 254-214-9218
Mailing Address: 510 Sun Valley Hewitt, TX 76643
Email Address: seangathright@gmail.com
Signature of Applicant/Representative: 
Date: April 4th 2017



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL:
A. COPPER TYPE "K" SOFT
B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)
4. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN; EXCEPT ON DOUBLE SERVICES, THEN CONTINUOUS TO WYE.
5. BEDDING MATERIAL AS PER CITY OF HEWITT CONSTRUCTION SPECIFICATIONS.
6. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
7. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.
8. METER BOXES SHALL BE NEW STYLE NO. 37 METER BOX; 12.25" X 20" X 11.63" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.
9. METER BOX LIDS SHALL BE DFW37C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

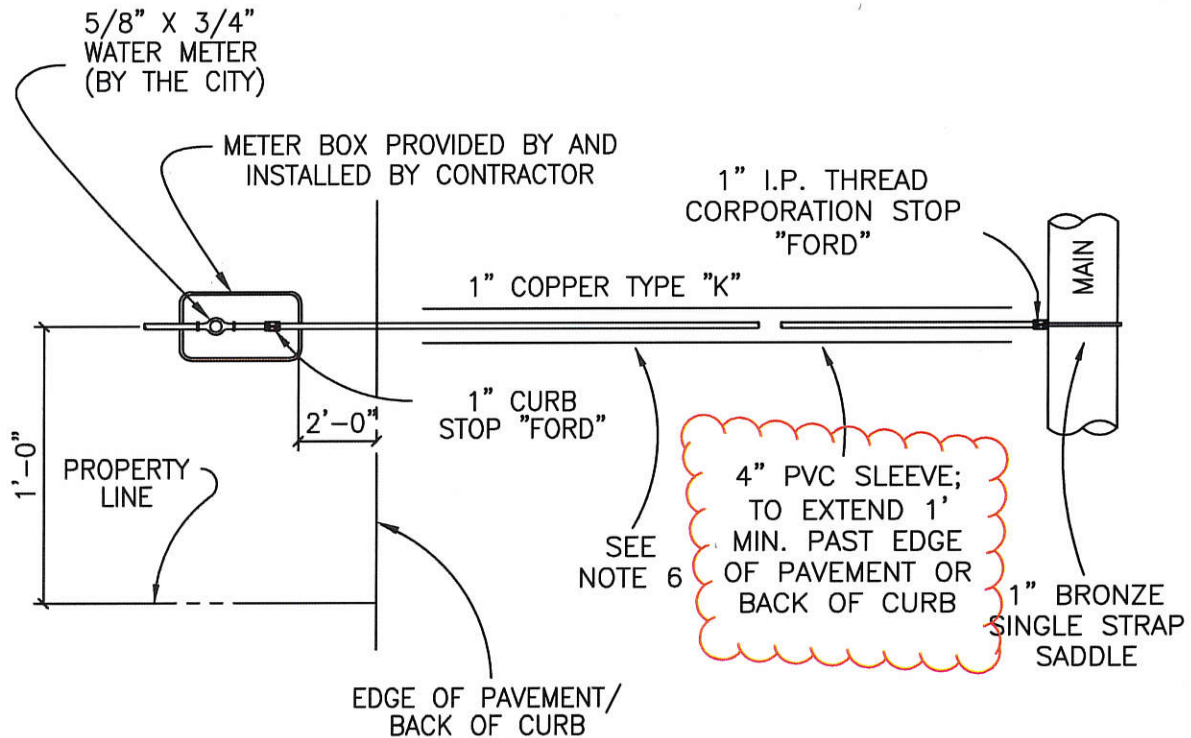
Proposed Revised Detail

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL WATER SERVICE-ELEVATION

REVISION NOTE:		
REVISED 3/2/17		
DRAWING NAME:		
W03		
SCALE:	DATE:	
N.T.S.	1/25/13	
DRAWN BY:	APPROVED BY:	
M.W.W.	W.E.A.	



NOTES:

1. AUTHORIZED SERVICE LINE MATERIAL:

- A. 1" COOPER TYPE "K"
- B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)

2. CURB STOP SHALL BE 1" MINIMUM.

3. 1" CURB STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.

4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.

5. ANGLE STOPS SHALL BE INSTALLED 11" BELOW FINISHED GRADE.

6. BEDDING MATERIAL AS PER DETAIL #W06

7. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.

8. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

9. METER BOXES SHALL BE NEW STYLE NO. 37 METER BOX; 12.25" X 20" X 11.63" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.

10. METER BOX LIDS SHALL BE DFW37C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

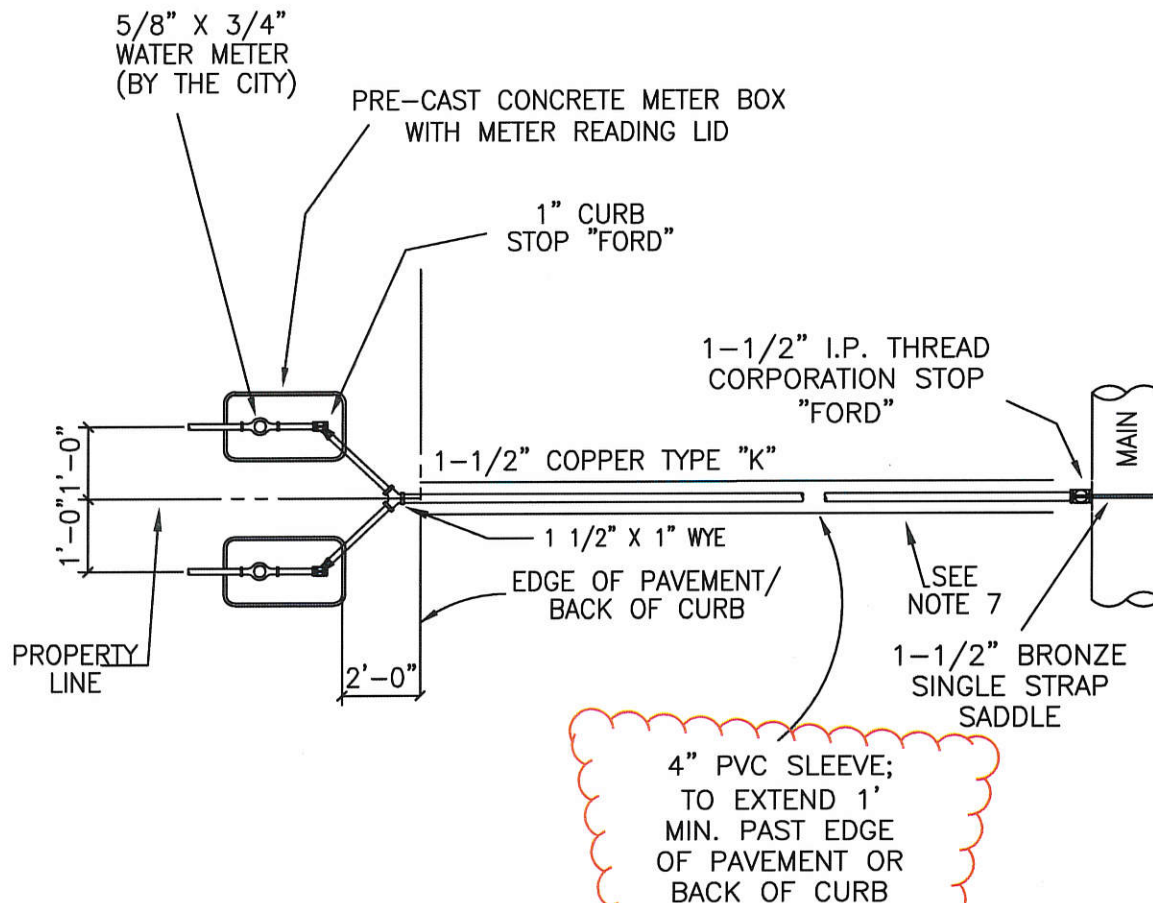
Proposed Revised Detail

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

SINGLE WATER SERVICE PLAN

REVISION NOTE:		REVISED 3/2/17	
DRAWING NAME:		W04	
SCALE:	N.T.S.	DATE:	1/25/13
DRAWN BY:	M.W.W.	APPROVED BY:	W.E.A.



NOTES:

1. AUTHORIZED SERVICE LINE MATERIAL:

- A. 1-1/2" COOPER TYPE "K"
B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)

2. CURB STOP SHALL BE 1" MINIMUM.

3. 1" CURB STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.

4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 2 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.

5. CURB STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.

6. CURB STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE.

7. BEDDING MATERIAL AS PER DETAIL #W06

8. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.

9. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

10. METER BOXES SHALL BE NEW STYLE NO. 37 METER BOX; 12.25" X 20" X 11.63" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.

11. METER BOX LIDS SHALL BE DFW37C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

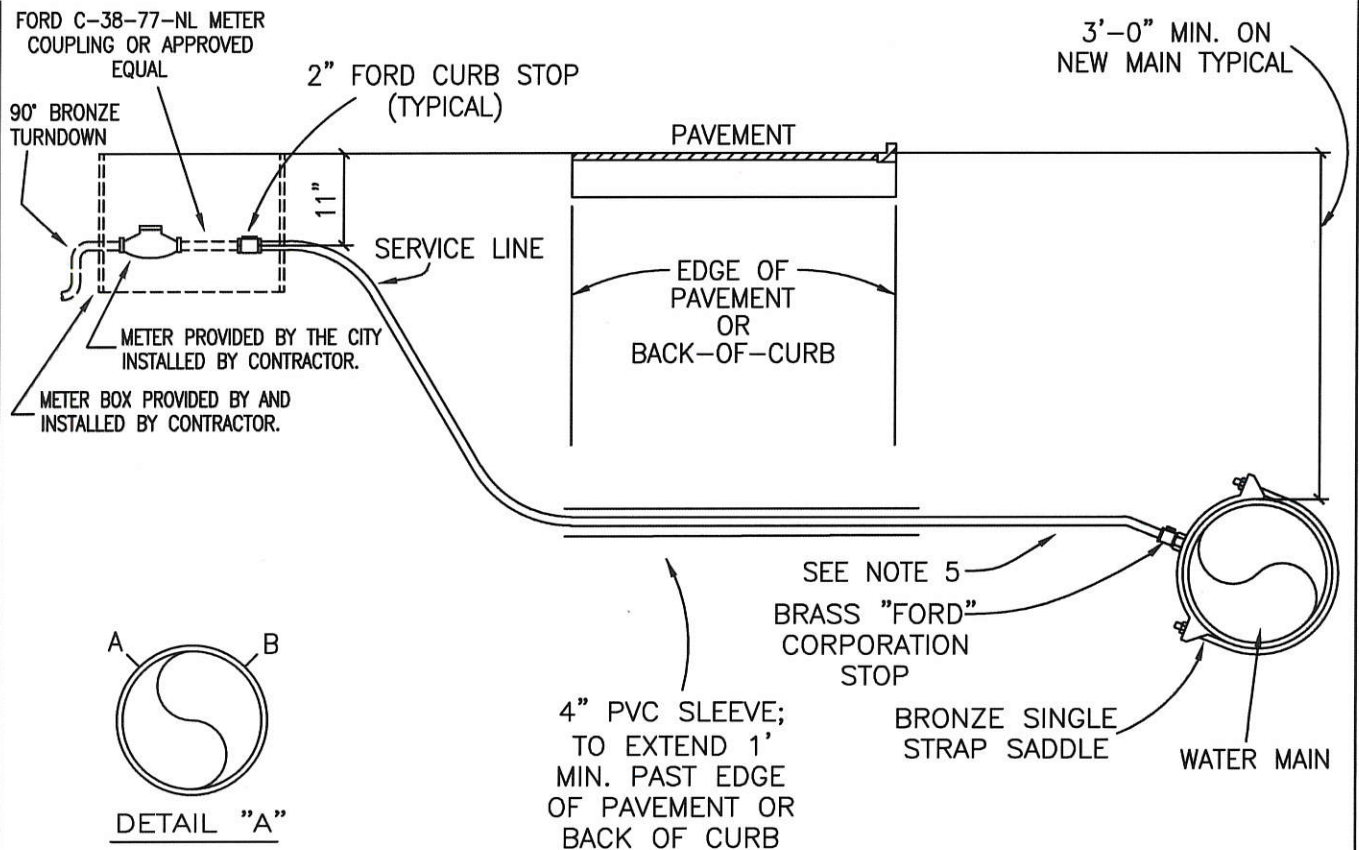
**Proposed Revised
Detail**

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

DOUBLE WATER SERVICE PLAN

REVISION NOTE: REVISED 3/2/17		
DRAWING NAME: W05		
SCALE: N.T.S.	DATE: 1/25/13	
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.	



NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AS SHOWN ON DETAIL "A".
- WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
- AUTHORIZED SERVICE LINE MATERIAL:
A. COPPER TYPE "K" SOFT
B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)
- SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN; EXCEPT ON DOUBLE SERVICES, THEN CONTINUOUS TO WYE.
- BEDDING MATERIAL AS PER CITY OF HEWITT CONSTRUCTION SPECIFICATIONS.
- ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
- ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.
- METER BOXES SHALL BE NEW STYLE NO. 65 METER BOX; 15" X 28" X 12" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.
METER BOX LIDS SHALL BE DFW65C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

Proposed Additional Detail

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

2" WATER SERVICE-ELEVATION; RESIDENTIAL USE ONLY

REVISION NOTE:		REVISED 3/2/17
DRAWING NAME:		W18
SCALE:	DATE:	
N.T.S.	1/20/17	
DRAWN BY:	APPROVED BY:	
M.W.W.	M.W.W.	

Chapter 38 - FLOODS

ARTICLE I. - IN GENERAL

Secs. 38-1—38-25. - Reserved.

ARTICLE II. - FLOOD DAMAGE PREVENTION⁽¹⁾

Footnotes:

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Cross reference— Buildings and building regulations, ch. 14.

DIVISION 1. - GENERALLY

Sec. 38-26. - Definitions.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this article its most reasonable application.

Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appurtenant structure means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure

Area of future conditions flood hazard means the land area that would be inundated by the one-percent-annual chance (100 year) flood based on future conditions hydrology.

Area of shallow flooding means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, zone A usually is refined into zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) means the elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zones A, AE, AH, A1-A30, AR, V1-V30, or VE

that indicates the water surface elevation resulting from the flood that has a one percent chance of equaling or exceeding that level in any given year - also called the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development means any manmade change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing construction means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) see Flood elevation study.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood protection system means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodway see Regulatory floodway.

Functionally dependent use means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior or;
 - (b) Directly by the Secretary of the Interior in states without approved programs.

Levee means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured home means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

New construction means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Recreational vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area see Area of special flood hazard.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) [National Flood Insurance Program regulations] is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Code 1984, § 4-24; Ord. No. 2008-09-15-2, § 1, 9-15-08)

Cross reference— Definitions generally, § 1-2.

Sec. 38-27. - Statutory authorization.

The state legislature has by statutes delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain as provided in this article.

(Code 1984, § 4-20)

Sec. 38-28. - Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

(Code 1984, § 4-21)

Sec. 38-29. - Statement of purpose.

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; streets and bridges located in floodplains;

- (6) Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas; and
- (7) Ensure that potential buyers are notified that property is in a flood area.

(Code 1984, § 4-22)

Sec. 38-30. - Methods of reducing flood losses.

In order to accomplish its purposes, this article uses the following methods:

- (1) Restricting or prohibiting uses that are dangerous to health, safety or property in times of flood or that cause excessive increases in flood heights or velocities.
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- (3) Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters.
- (4) Controlling filling, grading, dredging and other development which may increase flood damage.
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(Code 1984, § 4-23)

Sec. 38-31. - Lands to which article applies.

The article shall apply to all areas of special flood hazard within the jurisdiction of the city.

(Code 1984, § 4-25)

Sec. 38-32. - Basis for establishing areas of special flood hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for City of Hewitt" dated effective September 26, 2008, with accompanying flood insurance rate maps (FIRM and/or FBFM) dated effective September 26, 2008 and any revisions thereto are hereby adopted by reference and declared to be a part of this article.

(Code 1984, § 4-26; Ord. No. 2008-09-15-2, § 2, 9-15-08)

Sec. 38-33. - Compliance.

No structure or land shall be located, altered or shall have its use changed without full compliance with the terms of this article and other applicable regulations.

(Code 1984, § 4-28)

Sec. 38-34. - Abrogation and greater restrictions.

This article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Code 1984, § 4-29)

Sec. 38-35. - Interpretation.

In the interpretation and application of this article, all sections shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the city council; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(Code 1984, § 4-30)

Sec. 38-36. - Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made under this article.

(Code 1984, § 4-31)

Secs. 38-37—38-60. - Reserved.

DIVISION 2. - ADMINISTRATION^[2]

Footnotes:

--- (2) ---

Cross reference— Administration, ch. 2.

Sec. 38-61. - Floodplain administrator.

- (a) The city manager or his designee is appointed the floodplain administrator to administer and implement this article and other appropriate sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.
- (b) Duties and responsibilities of the floodplain administrator shall include but not be limited to the following:
 - (1) Maintaining and holding open for public inspection all records pertaining to this article.

- (2) Reviewing permit applications to determine whether proposed building sites will be reasonably safe from flooding.
- (3) Reviewing, approving or denying all applications for development permits required by adoption of this article.
- (4) Reviewing permits for proposed development to ensure that all necessary permits have been obtained from those federal, state or local governmental agencies (including section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 USC 1334) from which prior approval is required.
- (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards, for example, where there appears to be a conflict between a mapped boundary and actual field conditions, making the necessary interpretation.
- (6) Notifying, in riverine situations, adjacent communities and the state coordinating agency, which is the department of water resources, prior to any alteration or relocation of a watercourse, and submitting evidence of such notification to the Federal Emergency Management Agency.
- (7) Ensuring that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
- (8) When base flood elevation data has not been provided in accordance with section 38-32, obtaining, reviewing and reasonably utilizing any base flood elevation data and floodway data available from a federal, state or other source in order to administer division 3 of this article.
- (9) When a regulatory floodway has not been designated, requiring that no new construction, substantial improvements or other development, including fill, shall be permitted within zones A1-30 and AE on the community's FIRM, unless development, when combined with all other existing and anticipated development, will-shall not increase the water surface elevation of the base flood ~~more than one foot at any point within the community.~~

(Code 1984, §§ 4-33, 4-34; Ord. No. 2013-10-21-2, § 1, 10-21-13)

Sec. 38-62. - Development permit.

- (a) A development permit shall be required to ensure conformance with this article.
- (b) Application for a development permit shall be presented to the floodplain administrator on forms furnished by him and may include but not be limited to plans in duplicate drawn to scale showing the location, dimensions and elevation of proposed landscape alterations, existing and proposed structures and the location of such in relation to areas of special flood hazard. Additionally, the following information is required:
 - (1) Elevation, in relation to mean sea level, of the lowest floor, including basement, of all new and substantially improved structures.
 - (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed.
 - (3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 38-92(2).
 - (4) A description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
 - (5) A record of all such information, maintained in accordance with section 38-61(b)(1).
- (c) Approval or denial of a development permit by the floodplain administrator shall be based on all of the sections of this article and the following relevant factors:
 - (1) The danger to life and property due to flooding or erosion damage;

- (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (3) The danger that materials may be swept onto other lands to the injury of others;
- (4) The compatibility of the proposed use with existing and anticipated development;
- (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges and public utilities and facilities such as sewer, gas, electrical and water systems;
- (7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
- (8) The necessity to the facility of a waterfront location, where applicable;
- (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
- (10) The relationship of the proposed use to the comprehensive plan for that area.

(Code 1984, §§ 4-27, 4-35)

Cross reference— Buildings and building regulations, ch. 14; subdivisions, app. B.

Sec. 38-63. - Variance procedures.

- (a) The appeal board, as established by the community, shall hear and render judgment on requests for variances from the requirements of this article.
- (b) The appeal board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirements, decision or determination made by the floodplain administrator in the enforcement or administration of this article.
- (c) Any person aggrieved by the decision of the appeal board may appeal such decision in the court of competent jurisdiction.
- (d) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this article.
- (f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surround by lots with existing structures constructed below the base flood level, providing the relevant factors in section 38-62(c) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (g) Upon consideration of the factors noted in subsections (a) through (f) of this section and the intent of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this article.
- (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (i) Prerequisites for granting variances are as follows:

- (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (2) Variances shall only be issued upon:
 - a. Showing a good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (3) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (j) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
- (1) The criteria outlined in subsections (a) through (i) of this section are met; and
 - (2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(Code 1984, § 4-36)

Secs. 38-64—38-90. - Reserved.

DIVISION 3. - FLOOD HAZARD REDUCTION

Sec. 38-91. - General standards.

In all areas of special flood hazards the following are required for all new construction and substantial improvements:

- (1) All new construction or substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- (6) New and replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and

- (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(Code 1984, § 4-38)

Sec. 38-92. - Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in sections 38-32, 38-61(b)(8) and 38-93(d), the following are required:

- (1) Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one or more feet above the base flood elevation. A registered professional architect, or land surveyor shall submit a certification to the floodplain administration that the standards of this subsection as proposed in section 38-62(b)(1) are satisfied.
- (2) Nonresidential construction. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to one or more feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation in relation to mean sea level to which such structures are floodproofed shall be maintained by the floodplain administrator.
- (3) Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (4) Manufactured homes.
 - a. All manufactured homes to be placed within zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - b. All manufactured homes shall be in compliance with subsection (1) of this section.
 - c. All manufactured homes to be placed or substantially improved within zones A1-30, AH and AE on the community's FIRM shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one or more feet above the base flood elevation and securely anchored to an adequately anchored foundation system in accordance with this subsection.

(Code 1984, § 4-39)

Sec. 38-93. - Subdivision proposals.

- (a) All subdivision proposals, including manufactured home parks and subdivisions, shall be consistent with sections 38-28 through 38-30.
- (b) All proposals for the development of subdivisions, including manufactured home parks and subdivisions, shall meet development permit requirements of section 38-62 and this division.
- (c) Base flood elevation data shall be generated for subdivision proposals and other proposed developments, including manufactured home parks and subdivisions, which are greater than 30 lots or three acres, whichever is lesser, if not otherwise provided pursuant to sections 38-32 and 38-61(b)(8).
- (d) All subdivision proposals, including manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
- (e) All subdivision proposals, including manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(Code 1984, § 4-40)

Cross reference— Subdivisions, app. B.

Sec. 38-94. - Standards for areas of shallow flooding (AO and AH zones).

Located within the areas of special flood hazard established in section 38-32 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following apply:

- (1) All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
- (2) All new construction and substantial improvements of nonresidential structures shall:
 - a. Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
 - b. Together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
- (3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 38-62(b)(1) are satisfied.
- (4) Within zones AH or AO, adequate drainage paths are required around structures on slopes, to guide floodwaters around and away from proposed structures.

(Code 1984, § 4-41)

Sec. 38-95. - Floodways.

Located within areas of special flood hazard established in section 38-32 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and has erosion potential, the following shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If subsection (1) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this division.

(Code 1984, § 4-42)

I. - Monuments and iron pins.

1. Monuments shall be set at each block corner of the subdivision. Monuments shall be made of an iron rod, one-half inch in diameter and three feet long, embedded flush in concrete, six inches in diameter extending from the final finished ground surface to a minimum depth of 18 inches.
2. Iron pins no less than one-half inch in diameter and 18 inches long shall be set embedded flush in concrete at the final finished ground surface at all angle points and at the beginning and end of curves.
3. Iron pins no less than one-half inch in diameter and 18 inches long shall be set flush with the final finished ground surface at every lot corner.
4. Monuments and iron pins shall be set immediately after completion of utility and street construction, or as the city engineer may require.
5. The location of all monuments and iron pins shall be shown on the final plat and on the street construction plans.
6. A cotton spindle or equal shall be placed at the center of all cul-de-sac, and or knuckle radius after completion of utility and street construction.

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)

PART IV. - DRAINAGE STANDARDS

Section 6.01. - Purpose.

- A. The purpose of this article shall be to establish policies governing storm drainage facilities within the city limits of the City of Hewitt, Texas, and its extraterritorial jurisdiction.
- B. The purpose of these policies is to protect the general health, safety and welfare of the public by reducing flooding potentialities, controlling excessive runoff, minimizing erosion and siltation problems, and eliminating damage to public facilities resulting from uncontrolled stormwater runoff.
- C. The general design of all storm drainage facilities shall be designed to the most current City of Waco Storm Drainage Design Manual.

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)

Section 6.02. - General requirements.

- A. Preliminary plan and study.
 - 1. For any property involved in the platting process, the subdivider shall provide, at his/her expense, a preliminary drainage study of the area proposed for development. The city or its authorized designee may specifically exempt in writing plats that have had previously approved drainage studies or amended plats.
 - 2. The preliminary drainage study shall be submitted concurrently with the submittal of a preliminary plat, plat revision or plat showing plat for review and approval.
 - 3. The studies shall be prepared by an engineer licensed to practice in the State of Texas and experienced in city drainage work. The studies shall include the date and seal and signature of the engineer responsible for the plan.
 - 4. The study shall include the following:
 - a. Existing topography shall be shown by contour lines on a basis of two-foot vertical intervals unless the shape of the terrain, in the opinion of the city engineer or his/her authorized designee, warrants two-foot vertical intervals; datum shall be the North American Vertical Datum of 1988 (NAVD88).
 - b. Existing and proposed drainage facilities both on site and on adjacent affected properties.
 - c. Proposed contours plus flow arrows for each lot.
 - d. The scale shall not be smaller than one inch = 200 feet with contour intervals not greater than five feet unless a variation is specifically approved by the city or its authorized designee.
 - e. Sufficient design calculations showing preliminary sizes of drainage facilities and easement sizes and locations.
- B. Final plans.
 - (1) The subdivider shall, at his/her sole expense, provide complete final plans and specifications for the drainage facilities.
 - a. The plans and specifications shall be prepared by a Texas licensed engineer, meeting with the qualifications outlined in section 6.02(A)(3) above.
 - b. The plans and specifications shall be submitted to the city for review and concurrence prior to any construction.

- c. Responsibility for plan and specifications. The subdivider and his/her engineer shall be responsible for the accuracy of the information furnished in the design of the storm drainage facilities as it pertains to both the development in question and as the drainage facilities affect properties adjacent to the development. Concurrence in the design by the City of Hewitt shall not be construed to relieve any responsibility referred to herein.

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)

Section 6.03. - Drainage features and policies.

A. The three different types of basic drainage features are as follows:

1. Closed systems;
2. Reinforced concrete lined open channels;
3. Natural channels.

4. Detention Ponds

B. Stormwater runoff shall be carried in storm sewer pipe when either of the following applies:

1. The runoff can be carried in a pipe of the equivalent capacity of 60 inches in diameter or smaller; or
2. Where it is necessary for the protection of adjacent facilities that the stormwater be carried in an enclosed facility.

Head walls shall be constructed at the outfall of all storm sewer systems. In rare cases, on a case by case basis, when approved by the city, a concrete lined channel may be used in lieu of a closed pipe.

C. Reinforced concrete lined open channels should be used when the criteria outlined in section 6.03(B)(1) above is exceeded:

1. Reinforced concrete lined channels shall conform to the following:
 - a. Channels draining an area with a "CA" factor of 250 or less shall be lined with reinforced concrete in a manner which will contain the design frequency storm plus one foot of freeboard within the concrete lining.
 - b. Channels draining an area with a "CA" factor of more than 250 but less than 500 shall be concrete lined to contain the runoff from a five-year return frequency storm with the balance of the required design frequency storm contained within grassed slopes no steeper than four horizontal to one vertical and with a minimum of one foot freeboard.
 - c. Channels draining an area with a "CA" factor of more than 500 but less than 2,000 shall be constructed with a reinforced concrete pilot channel not less than 12 feet in width and having at least six-inch curbs, a four-inch depressed invert, and an appropriate edge protection as accepted by the city engineer or his/her authorized designee. The remainder of the channel shall consist of earthen side slopes with proper vegetative cover on slopes not steeper than four to one.
 - d. Channels draining an area having a "CA" factor of more 2,000 shall be governed by the criteria outlined in section 6.03(D) below.
2. The maximum permissible average velocities in channels shall conform to the velocities as shown in the City of Waco Drainage Manual adopted by the City of Hewitt unless otherwise approved in writing by the city or its authorized designee.

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- D. Natural channels may be preserved when the criteria in section 6.03(C)(1)(d) are met or when the developer desires to preserve natural channels within his/her addition for purposes of aesthetics and/or open space. The following criteria shall apply when natural channels are to be preserved:
1. An application for preservation of a natural channel shall be submitted to and approved by the city prior to approval of the preliminary plat. This application shall contain the following information furnished by the developer:
 - a. Topographic, hydrologic and hydraulic information sufficient to properly evaluate the proposal and showing that:
 - (i) Before any site work has begun, all land having an elevation below the 25-year return frequency flood elevation is contained within an easement dedicated to the public for the purpose of providing drainage;
 - (ii) The channel easement has a minimum hydraulic capacity to accommodate a 25-year return frequency storm based on a fully developed watershed;
 - (iii) That all minor channel improvements, such as reshaping, realignment, etc., are protected with sodding, back sloping, cribbing, or other bank protection that is designed and constructed to control erosion from the 25-year return frequency flood. An analysis shall also be made to determine the effects of the 100-year flood as required by section 6.04(D)(1).
 - b. When the natural channel to be preserved is one which has had a floodplain information report prepared on it by FEMA the 100-year return frequency storm shall be as shown in that particular report unless otherwise directed by the city or its authorized designee. All requirements contained in the flood hazard chapter [chapter 38] of the City of Hewitt Code of Ordinances shall be applicable in addition to the requirements outlined above.

E. Detention Ponds

- a. Peak runoff rates leaving the project must be controlled to levels at or below existing conditions for the 2-, 10-, 25- and 100-year design storms.
- b. Stormwater runoff from proposed project shall not negatively impact adjacent downstream property.
- c. Where no conveyance system exists at the adjacent downstream property line and the discharge was previously an unconcentrated flow, the runoff must be conveyed across the downstream properties within a drainage easement secured from the downstream owners and recorded with McLennan County prior to drainage approval.
- d. Detention ponds shall incorporate the use on a four foot wide reinforced concrete pilot channel, that shall connect to the inlet of the detention pond to the outlet of the detention pond.

EE. Storm sewer pipe and box culverts shall terminate with 4:1 end slope treatment as detailed in the TXDOT Standard Construction Details.

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)

Section 6.04. - General design requirements.

- A. [Purpose; scope.] The purpose of this section is to establish standard criteria, principles, procedures and practices for design of storm drainage facilities.
1. The design factors, formulas, graphs and procedures presented or referred to herein are intended for use as engineering guides in the design of drainage facilities and in the solution of drainage problems involving the quantity, method or collection, transportation and disposal of stormwater.
 2. Methods of design other than those indicated or referred to herein may be considered in complex and difficult cases where experience clearly indicates they are preferable; however, these

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deviations shall not be attempted until approval has been obtained from the city or its authorized designee.

3. The methods outlined or referred to herein include accepted principles of surface drainage engineering and should be a working supplement to basic design information obtainable from textbooks and publications on drainage.

B. Drainage area.

1. Area of the watershed shall be determined using the information required by section 6.02(A).
2. Outline of drainage areas must follow natural drainage features in nonurbanized areas. Consideration shall be given to manmade features in urbanized areas.

C. Runoff coefficients.

1. Storm drainage shall be designed for ultimate development of the watershed and, therefore, runoff coefficients used shall consider these fully developed conditions. Master plans, zoning maps and land use plans shall be used to determine the ultimate development.

D. Design storm frequency.

1. In connection with the design of facilities such as low point inlets, culverts, bridges, channels and creeks, the discharge for a 100-year return frequency storm and the resulting possible damages therefrom shall be evaluated to determine if said damages are sufficient to warrant the enlargement of the planned facility. In any areas where stormwater runoff concentrates at low points of grade or where discharge in excess of the design discharge flows across private property, the following information shall be shown:
 - a. The 100-year design discharge;
 - b. The depth of inundation of this discharge;
 - c. An evaluation of the possible damages resulting from the above information;
 - d. At inlets in sump conditions, relief swales shall be provided to carry runoff in excess of the design conditions. A reinforced concrete pilot channel shall be provided for swales that will have velocities of five feet per second or greater.
2. The city or its authorized designee, due to particular drainage characteristics of a subdivision, may require minimum finish floor elevations on certain lots contained within said subdivision to be shown upon the plat. These elevations should incorporate the most current floodplain management criteria or other criteria as necessary to avoid damages as specified in section 6.04(D)(1) of these rules. The elevations shall be shown on the plat prior to filing with the plat records of McLennan County, Texas. The following note shall be added to any plat upon which the city or its authorized designee requires the establishment of minimum finish floor elevations:

"The City of Hewitt reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria."

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)

Section 6.05. - Construction.

All construction shall be in accordance with the specifications included in the various sections of these standards.

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)

Section 6.06. - Off-site draining.

- A. The subdivider or developer of property to be developed shall be responsible for all storm drainage flowing on his/her property. This responsibility includes the drainage directed to that property by prior development as well as drainage naturally flowing through the property by reason of topography.
- B. Adequate consideration shall be given by the subdivider in the development of property to determine how the discharge leaving the proposed development will affect downstream property.
- C. When any proposed development requires the need for off-site grading or includes areas of two acres or more where stormwater runoff has been collected or concentrated, whether it be by permanent drainage systems or streets, it shall not be permitted to drain onto adjacent property except in existing creeks, channels, storm sewers or streets unless the following is provided:
 - 1. Notarized letter of permission from the affected property subdivider; or
 - 2. Proper drainage easements are obtained.
- D. The subdivider shall pay for the cost of all drainage improvements required for the development of his/her subdivision, including any necessary off-site channels or storm sewers and acquisition of the required easements, in which only [subsection] 2. above shall apply.
 - 1. In areas where the proposed off-site improvements are to be made within existing city rights-of-way, an estimate of these off-site costs shall be prepared and submitted along with the plans. Subject to approval, cost for such off-site improvements shall be prorated to the extent that the subdivider pays for a percentage of the off-site cost based on the increase of the discharge originating within the limits of his/her addition.
- E. Where it is anticipated that additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, whether natural or manmade, and result in hazardous conditions, the planning commission and/or council may withhold approval of the subdivision until appropriate provision has been made to accommodate the problem, and plans shall be provided which include all necessary off-site improvements including storm sewer systems, channel grading, driveway adjustments, and culvert improvements, stormwater detention ponds with controlled release structures, etc.

(Ord. No. 2013-04-01-1, § 3(Exh. A), 4-1-13)