

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

John Baker

Michael Lee Hix

Bobby Drake

Jim Pless

Jonathan Denton Dulus

Bobby Wolske

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.

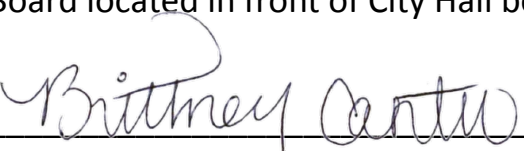


NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt on **Tuesday, October 1, 2019 at 6:00PM in the City Council Chambers at Hewitt City Hall, located at 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 August 6, 2019 Planning and Zoning Commission special called meeting.
3. Discussion, consideration, action if any: The Preliminary Plat of Garden Homes of Warren Park Subdivision, 6.5 acres located in the O'Campo Survey with 27 residential lots.
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall before 5:00PM on Friday, September 27, 2019.



Brittney Cantu, City of Hewitt 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 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.



MINUTES OF THE PLANNING AND ZONING COMMISSION

August 6th, 2019 – 6:00PM

Members Present: John Baker, Bobby Drake, Jonathan Dulus, Michael Hix, Walt Peterson, Bobby Wolske

Members Absent: Jim Pless

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

- 1) **Call of Planning & Zoning Commission Meeting to Order.** *Walt Peterson called the meeting to order at 6:00PM.*
- 2) **Consider approval of minutes for the June 25, 2019 Planning and Zoning Commission special called meeting.** *A motion was made by John Baker, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
- 3) **Discussion, consideration, and action on designating a new Chairman for the Planning & Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.** *Walt Peterson opened the discussion up for any nominations. No one stepped forward, Peterson said he would take the Chairman position if no one objects. John Baker motioned for nomination, seconded by Bobby Wolske, to designate Walt Peterson as the new Chairman for the Planning and Zoning Commission. All six in favor, motion passed. Walt Peterson is the new chairman effective immediately.*
- 4) **Public Hearing: Consider a request of Clark & Fuller for a variance to Section 6.03.C.1 on Moonlight Park Addition Phase 2. The variance request is to drainage requirements of the Subdivision Ordinance.** *Public hearing opened at 6:03PM. Speaking in favor: Justin Fuller, Clark & Fuller, 215 N Main Street, Temple, Texas, 76501. The subdivision of Moonlight Park Phase 2 has an existing drainage channel*

that has been determined to be a jurisdictional waterway by the Waters of the U.S. Federal law states that they cannot disturb this existing waterway since it is a jurisdictional waterway. The City of Hewitt subdivision ordinance states that a drainage channel must be concreted, however, Mr. Fuller is asking for a variance since this is a Federally protected waterway. Jonathan Dulus asked if there are any other materials that can be used such as any rip-rap style; Fuller said that since it is Federally protected, it cannot be disturbed unless there is a nationwide permit with a really good reason needing to have up to 300' disturbed.

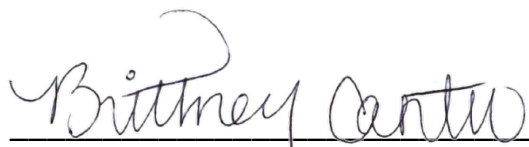
Speaking against: Diana Bracciale, 916 Stoneridge Dr, Hewitt, Texas, 76643. States her and her neighbors are concerned that this will cause drainage issues in the neighborhood; they do not want any additional runoff in their subdivision causing flooding issues. Asked for more insight as to what is being done. Tracy Lankford, Community Development Director, explains that the drainage on the new subdivision is being designed to drain to the south, and not towards the Stoneridge Subdivision that Bracciale is residing in. The drainage from the Stoneridge Subdivision actually goes through the new Moonlight Subdivision towards the south. Federal law states that they cannot concrete the drainage channel. Variance only being asked so that they are not in violation of Federal law. The drainage way that is there will be cleaned up, widened, and to allow for migration of this channel to handle the waterflow. Mr. Fuller shows where the existing drainage channel is on the new Moonlight Park Subdivision and where the Stoneridge Subdivision drains to that existing channel. Fred Clement, 504 Glenleigh, Hewitt, Texas 76643, asks if there has been a study done showing the impact of the drainage ditch. Mr. Lankford states that the engineers are looking into this. Mr. Fuller states they have done drainage calculations of the whole property, both as it is now, and how it is will be once developed. They do not foresee any drainage issues based on the calculations. Mr. Peterson asked if there were any others wishing to speak, no one came forward. Public hearing closed at 6:15PM.

- 5) Discussion, consideration, action if any: Consider a request of Clark & Fuller for a variance to Section 6.03.C.1 on Moonlight Park Addition Phase 2. The variance request is to drainage requirements of the Subdivision Ordinance. Motion was made by John Baker, seconded by Michael Hix, to recommend approval. All six in favor, motion to go before City Council August 12.**

6) **Adjourn.** *Motion made by John Baker, seconded by Jonathan Dulus to adjourn the meeting. All six in favor, meeting adjourned at 6:17PM.*

Walt Peterson, Chairman

Date Approved

A handwritten signature in cursive script, reading "Brittney Cantu", written over a horizontal line.

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING PLAT APPLICATION

Type of Plat: (circle one)

Preliminary

Final

Amended

Administrative

Re-plat

Final Plat & Re-plat w/infrastructure Platting or Re-platting w/variance request

Legal Description of Property: CALLED 6.5 AC. LOCATED IN THE OCAMPO SURVEY

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.

+/- 850' SOUTH ALONG OLD TEMPLE ROAD FROM THE INTERSECTION
OF OLD TEMPLE & SPRING VALLEY ROAD

Number of Lots: 27 1/2 PARCELS Number of Acres: 6.500 Flood Zone: X

Zoning Classification: R-1-G Proposed Zoning Use: SINGLE FAMILY

Are variances being requested? If yes, please explain.

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

Ownership (deed): Doc. #/MCC No.: 2019017172

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): OCT 1, 2019

The Plat 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. Original Tax Certificate for the McLennan County Tax Office.
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:

WRE DEVELOPMENT GROUP

Telephone Number:

254-751-7985

Mailing Address:

1620-F West Loop 340 - 76712

Email Address:

pneely@aetg.net

Signature of Property Owner:



Date:

9-5-19

Name of Applicant/Representative:

WALKER PARTNERS - JACOB BELL

Telephone Number:

254-714-1402

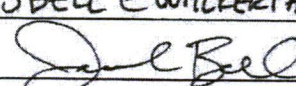
Mailing Address:

823 WASHINGTON AVE, SUITE 100

Email Address:

JBELL@WALKERPARTNERS.COM

Signature of Applicant/Representative:



Date:

9/5/19

SEPTEMBER 24, 2019

TO: TRACY LANKFORD
COMMUNITY DEVELOPMENT
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT
RE-REVIEW OF THE PRELIMINARY PLAT FOR GARDEN HOMES OF WARREN PARK
ADDITION, RE-REVIEW DATE 9-23-19.

TRACY,

I HAVE REVIEWED THE REVISED PRELIMINARY PLAT, (SUBMITTED 9/23/19) FOR THE ABOVE-MENTIONED SUBDIVISION, AND FIND THAT ALL ITEMS MEET THE MINIMUM REQUIREMENTS AS SET OUT BY THE CITY'S ORDINANCES.

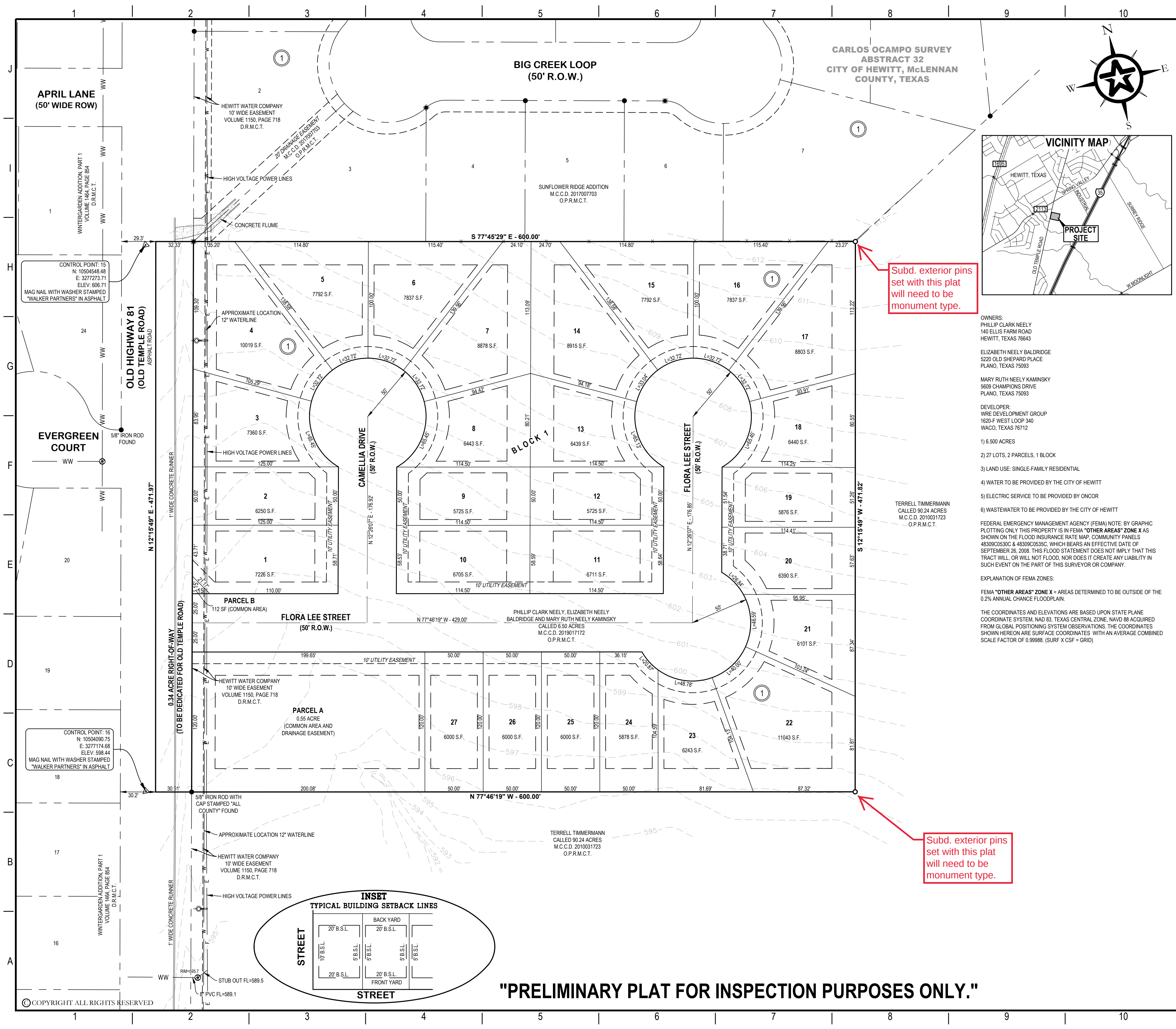
ADDITIONAL NOTES:

- THERE WERE TWO COMMENTS THAT I DID MAKE ON THE PRELIMINARY THAT ARE REQUIRED TO BE ADDRESSED FOR THE FINAL PLAT, BUT NOT THE PRELIMINARY.
- DEVELOPER NEEDS TO PROVIDE CAD FILES AND THEN PROVIDE FINAL PLAT FOR THE AREA.

SINCERELY,



Miles Whitney
MILES WHITNEY, P.E.



LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" IN CONCRETE FOUND
- D.R.M.C.T. = DEED RECORDS McLENNAN COUNTY, TEXAS
- M.C.C.D. = McLENNAN COUNTY CLERK'S DOCUMENT
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY, TEXAS
- ① = BLOCK NUMBER
- W — = WATER LINE
- (M) — = WASTEWATER MANHOLE
- WW — = WASTEWATER LINE
- (E) — = ELECTRIC TRANSMISSION POLE WITH CONCRETE BASE
- E — = OVERHEAD ELECTRIC LINE
- X — = 6" WOOD FENCE
- ▨ = CONCRETE
- △ = SURVEY CONTROL POINT

OWNERS:

PHILLIP CLARK NEELY
140 ELLIS FARM ROAD
HEWITT, TEXAS 76643

ELIZABETH NEELY BALDRIDGE
5220 OLD SHEPARD PLACE
PLANO, TEXAS 75093

MARY RUTH NEELY KAMINSKY
5609 CHAMPIONS DRIVE
PLANO, TEXAS 75093

DEVELOPER:
WIRE DEVELOPMENT GROUP
1620-F WEST LOOP 340
WACO, TEXAS 76712

1) 6.500 ACRES
2) 27 LOTS, 2 PARCELS, 1 BLOCK
3) LAND USE: SINGLE-FAMILY RESIDENTIAL
4) WATER TO BE PROVIDED BY THE CITY OF HEWITT
5) ELECTRIC SERVICE TO BE PROVIDED BY ONCOR
6) WASTEWATER TO BE PROVIDED BY THE CITY OF HEWITT

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 48309C0530C & 48309C0535C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

EXPLANATION OF FEMA ZONES:

FEMA "OTHER AREAS" ZONE X = AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE COORDINATES AND ELEVATIONS ARE BASED UPON STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, NAVD 88 ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE COORDINATES SHOWN HEREON ARE SURFACE COORDINATES WITH AN AVERAGE COMBINED SCALE FACTOR OF 0.99986. (SURF X CSF = GRID)

0 25 50 100

GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE

Walker Partners
engineers • surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10002500

**PRELIMINARY PLAT
GARDEN HOMES OF
WARREN PARK ADDITION**

TO THE CITY OF HEWITT, McLENNAN COUNTY, TEXAS
BEING ALL OF A CALLED 6.50 ACRE TRACT DESCRIBED IN
A DEED TO PHILLIP CLARK NEELY, ELIZABETH NEELY
BALDRIDGE, AND MARY RUTH NEELY KAMINSKY
RECORDED UNDER McLENNAN COUNTY CLERK'S
DOCUMENT 2019017172 OF THE OFFICIAL PUBLIC
RECORDS OF McLENNAN COUNTY, TEXAS

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE
AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED
MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF
TEXAS. SURVEYED ON THE 26TH DAY OF AUGUST, 2019.

SEPTEMBER 6, 2019
RELEASE DATE

PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
REGISTERED
PROFESSIONAL
AND SURVEYOR

PLAT NUMBER:
C1-0476
PROJECT NUMBER:
1-03311.00
DRAWN BY/CHECKED BY:
KLS/KRH
FIELD NOTE NO.:
N/A
DRAWING NAME:
1-03311.PRELIM.DWG
DRAFT DATE:
09/05/19
SHEET NUMBER
1 OF 1

"PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY."

Subd. exterior pins
set with this plat
will need to be
monument type.

Subd. exterior pins
set with this plat
will need to be
monument type.

