

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

Travis Bailey

Paul Lasater

Bobby Drake

Bobby Wolske

Michael Lee Hix

Vacant Seat

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 6, 2020 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 4, 2020 Planning and Zoning Commission regular meeting.
3. **Public Hearing:**
 - a. Consider a request of Brad Gebhard to change the Comprehensive Future Land Use Map for property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from General Commercial Vacant Land to Multi-Family High Density.
 - b. Consider a request of Brad Gebhard to rezone property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from B-P Business Park to R-4 Multi-Family.
4. Discussion and possible action:
 - a. Consider a request of Brad Gebhard to change the Comprehensive Future Land Use Map for property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from General Commercial Vacant Land to Multi-Family High Density.
 - b. Consider a request of Brad Gebhard to rezone property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from B-P Business Park to R-4 Multi-Family.
5. Discussion, consideration, action if any: The Final Plat of Stoneridge II Addition, Phase 12.
6. Adjourn.

In accordance with social distancing guidelines, the Planning & Zoning meeting will not be open to the public.

There will be an opportunity for the public to submit written comments on items listed on the agenda. Complete a Public Comment form available online and submit via email to the City Secretary. Comments must be received no later than noon on the date of the meeting.

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 October 2, 2020.

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.

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

August 4, 2020 – 6:00PM

Members Present: John Baker, Bobby Drake, Michael Hix, Paul Lasater, Bobby Wolske

Members Absent: Chairman Walt Peterson, Jonathan Dulus

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

1. **Call Planning and Zoning Commission Meeting to order.** *Acting Chairman John Baker called the meeting to order at 6:00PM.*
2. **Consider approval of minutes for the March 3, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by Michael Hix, seconded by Bobby Drake, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing:** *Public Hearing is opened at 6:02PM.*
 - a. **Consider a request of Michael Petrini to rezone property located at 637 Sun Valley Blvd from M-H Manufactured Home to B-P Business Park.** *Speaking in favor: Michael Petrini, residing at 228 29th Ave N.E., Great Falls, MT. Mr. Petrini is the property owner and wants to rezone this piece of property to commercial in order to sell it. Mobile Home that was on property has been removed. No one else speaking in favor or against request.*
 - b. **Consider a request of Jimmy P James to rezone property at 701 Hewitt Drive from C-1 Restricted Commercial to C-2 General Commercial.** *Speaking in favor: Jimmy James, residing at 760 S Creekwood Dr, Fairview. Mr. James is in the process of purchasing this property and is wanting to change the zoning so that a casual dining restaurant and a coffee kiosk can be built on this site. No one else speaking in favor or against request. Public hearing closed at 6:05PM.*

4. Discussion and possible action:

- a. **Consider a request of Michael Petrini to rezone property located at 637 Sun Valley Blvd from M-H Manufactured Home to B-P Business Park.** *Tracy Lankford, Community Development Director, stated the City does recommend approval of this request. A motion was made by Paul Lasater, seconded by Bobby Drake, to recommend approval of this request. All five in favor, motion to go before City Council August 17, 2020.*
- b. **Consider a request of Jimmy P James to rezone property at 701 Hewitt Drive from C-1 Restricted Commercial to C-2 General Commercial.** *Tracy Lankford, Community Development Director, stated the City does recommend approval of this request. Paul Lasater asked Mr. James if the existing bank will be remodeled or demolished; Mr. James stated that if the sale goes through, the site will be scraped clean to build a new structure for an approximately 7,000 square foot casual dining restaurant and a coffee kiosk. A motion was made by Paul Lasater, seconded by Michael Hix, to recommend approval of this request. All five in favor, motion to go before City Council August 17, 2020.*

5. Adjourn. *A motion was made by Bobby Drake, seconded by Michael Hix, to adjourn the meeting at 6:09PM. All five in favor, motion passed.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

HEWITT TEXAS

ZONING AND SPECIAL PERMIT APPLICATION

Case: Applicant: **Bryan Properties Management Company LLC** Date: **July 31, 2020**

Property Address: **S IH 35 Hewitt, TX 76643**

Legal Description: (Submit certified field notes, if not subdivided with lot and block description)

Lot(s): **10** Block: **1** Addition: **Commerce Park @ I-35 Hewitt**

Ownership (Deed): Doc. #/MCC #: **361676**

Existing Property Use: **General Comm Vacant Land** Proposed Property Use: **Multi-Family**

Existing Zoning: **B-P**

Proposed Zoning: **R-4**

Existing Special Permit:

Proposed Special Permit:

Site Plan. All applications for special permits must be accompanied by development plans that includes a site plan, parking layout, existing and proposed utilities, topographic map, building plans, and other information about surrounding property developments as required by Part 4 of the Zoning Ordinance.

Please provide the proposed meeting date for this application to be considered (see Meeting Schedule): **September 1, 2020**

The Application must be completed along with the following required 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.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates NAD 83.
3. Submit 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 no later than 5:00 PM on the deadline date (see Meeting Schedule).

I attest that the above information is true and correct to the best of my knowledge. That I am now or will be fully prepared to present the above proposal at the Planning & 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 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 & 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 of the Planning & Zoning Commission hearing 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: **Curt Liles**

Phone No: **254-717-4143**

Mailing Address: **PO Box 20545** City: **Waco** State: **Texas**

Email Address: **cliles@hotmail.com**

Signature of Property Owner: _____

DocuSigned by:
Curt Liles
32A48A393F55436...

Date: **7/31/2020**

Name of Applicant/Representative: **Brad Gebhard**

Phone No: **417-860-9651**

Mailing Address: **519 E. Walnut** City: **Springfield**

State: **Missouri**

Email Address: **brad@bryan-properties.net**

Signature of Applicant/Representative: _____

FINAL PLAT
LOTS 16 THROUGH 20, BLOCK 1, COMMERCE PARK @ 1-35 HEWITT ADDITION,
TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING A RESUBDIVISION
LOT 10, BLOCK 1 OF THE COMMERCE PARK @ 1-35 HEWITT ADDITION, TO THE
CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION
RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2011014857 OF
THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

VICINITY MAP SCALE: 1"=800'

LEGACY DR

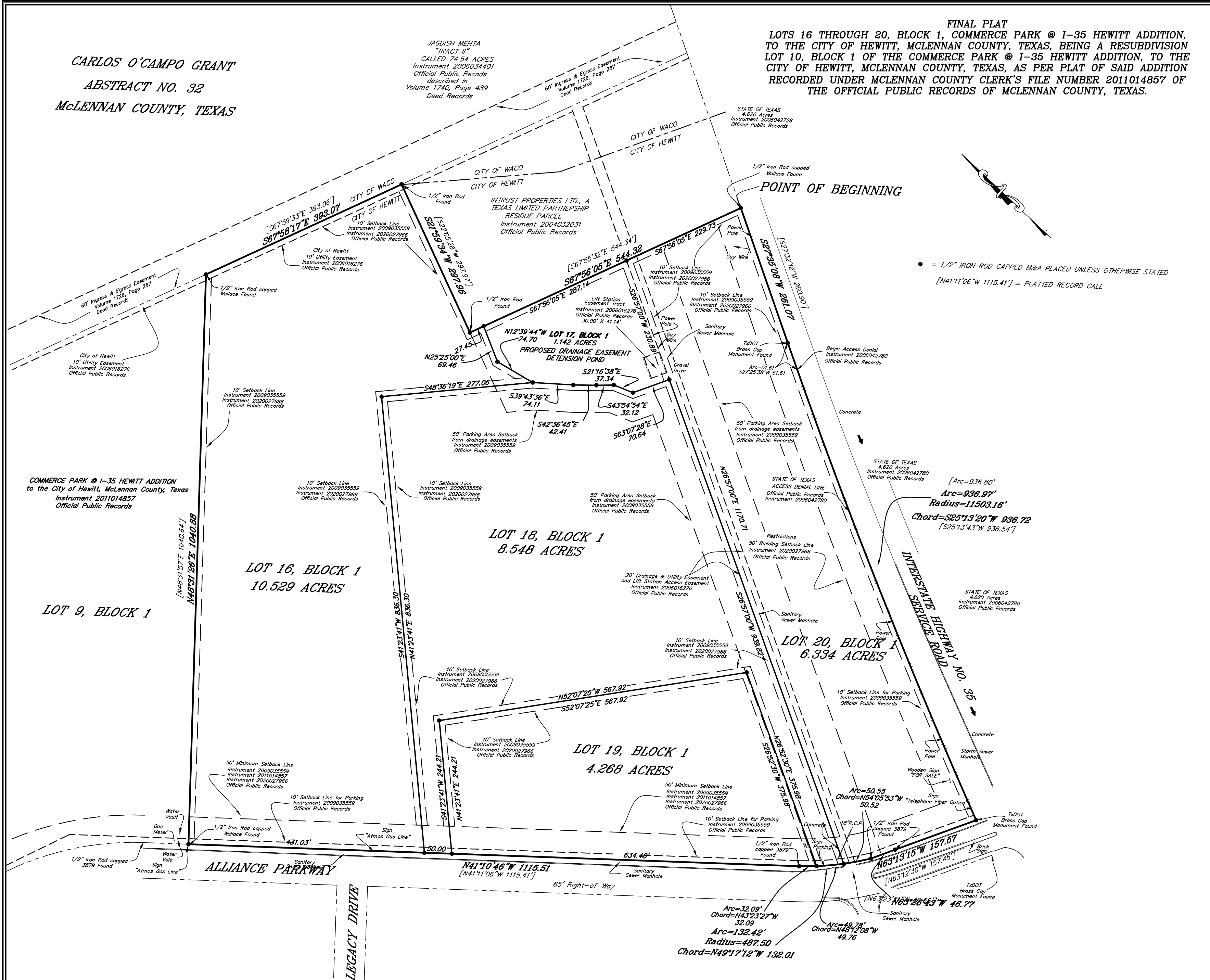
ALLIANCE PKWY

PROJECT LOCATION

S IH 35

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON
FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.
48309C0535C, DATED **SEPTEMBER 26, 2008**, THE PROPERTY SHOWN
ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X". UNDER "OTHER
AREAS" ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS FLOOD STATEMENT
DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT
CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS
SURVEYOR OR THIS COMPANY.

WATER PROVIDED BY: THE CITY OF HEWITT
ELECTRIC SERVICE PROVIDED BY: TXU
SEWER PROVIDED BY: THE CITY OF HEWITT
SCHOOL DISTRICT: MIDWAY ISD



30.82 ACRES
CITY OF HEWITT, MCLENNAN COUNTY, TEXAS
DATE OF PLAT: September 4, 2020

COUNTY CLERK'S FILE NUMBER



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

SURVEYORS RED SEAL

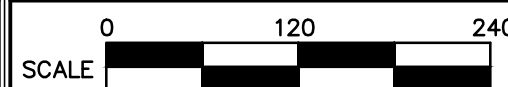
"KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Mitchell, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hewitt, Texas."

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.

Robert E. Mitchell RPLS, NO. 5801

Sheet:
1 of 1



ADDRESS: ALLIANCE DATE 8-19
 WORK ORDER NO. 3876 DRAWN BY ckm
 DIGITAL FILE 3876.dwg FIELDBOOK/Pg. TNFDS - 101-31

STATE OF TEXAS
COUNTY OF MCLENNAN

Being all that tract of land in the Carlos O'campo Grant, Abstract No. 32, City of Hewitt, McLennan County, Texas, being Lot 10, Block 1 of the Commerce Park @ I-35 Hewitt Addition, to the City of Hewitt, McLennan County, Texas, as per plat of said addition recorded under McLennan County Clerk's File Number 2011014857 of the Official Public Records of McLennan County, Texas, and being more particularly described as follows with bearings based on the Texas Coordinate System, Central Zone, NAD 83.

Beginning at a 1/2" iron rod found capped Wallace in the northwest line of Interstate Highway No. 35 Service Road, at the most east corner of said Lot 10 and at the most east corner of this:

Thence South 27 Degrees 35 Minutes 08 Seconds West 261.07 feet along the northwest line said Interstate Highway No. 35 Service Road, to a TxDOT brass cap monument found, at the south corner of said Lot 10 and at the south corner of this;

Thence continuing along the northwest line said Interstate Highway No. 35 Service Road with a curve turning to the left with an arc length of 936.97', with a radius of 11503.16', with a chord bearing of South 25 Degrees 13 Minutes 20 Seconds West, with a chord length of 936.72', to a TxDOT brass cap monument found at the intersection of the northeast line of Alliance Parkway and the northwest line of said Interstate Highway No. 35 Service Road;

Thence along the northeast line of said Alliance Parkway the following four (4) courses and distances:

1. Thence North 63 Degrees 13 Minutes 15 Seconds West 157.57 feet to a 1/2" iron rod found capped "3879";
2. Thence North 63 Degrees 26 Minutes 43 Seconds West 46.77 feet to a 1/2" iron rod found capped "3879";
3. Thence with a curve turning to the right with an arc length of 132.42', with a radius of 487.50', with a chord bearing of North 49 Degrees 17 Minutes 12 Seconds West, with a chord length of 132.01', to a 1/2" iron rod found capped "3879";
4. Thence North 41 Degrees 10 Minutes 46 Seconds West 1115.51 feet to a 1/2" iron rod found capped Wallace at the west corner of said Lot 10, at the south corner of Lot 9, Block 1 of said Commerce Park @ I-35 Hewitt Addition and at the west corner of this;

Thence North 48 Degrees 31 Minutes 26 Seconds East 1040.88 feet to a 1/2" iron rod found capped Wallace at the east corner of said Lot 9, at the north corner of said Lot 10 and at the north corner of this;

Thence South 67 Degrees 58 Minutes 17 Seconds East 393.07 feet to a 1/2" iron rod found at the northeast corner of said Lot 10 and at the northeast corner of this;

Thence South 21 Degrees 59 Minutes 34 Seconds West 297.96 feet to a 1/2" iron rod found at an interior corner of said Lot 10 and at an interior corner of this;

Thence South 67 Degrees 56 Minutes 05 Seconds East 544.32 feet to the Point of Beginning, containing 30.82 acres of land.

FINAL PLAT
LOTS 16 THROUGH 20, BLOCK 1, COMMERCE PARK @ I-35 HEWITT ADDITION,
TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING A RESUBDIVISION
LOT 10, BLOCK 1 OF THE COMMERCE PARK @ I-35 HEWITT ADDITION, TO THE
CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION
RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2011014857 OF
THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF MCLENNAN

That, INTRUST PROPERTIES LTD, being the owner of the property described above and wishing to subdivide same into lot and block, do hereby adopt the plat attached hereto and titled: FINAL PLAT LOTS 16 THROUGH 20, BLOCK 1, COMMERCE PARK @ I-35 HEWITT ADDITION, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING A RESUBDIVISION LOT 10, BLOCK 1 OF THE COMMERCE PARK @ I-35 HEWITT ADDITION, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2011014857 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, I do hereby dedicate all rights-of-way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and easements shall be placed there at no risk or obligation to the public and/or the City of Hewitt, trustee for the public to hold these easements, and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way or easements. The sale of the lots shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in the McLennan County, Texas Real Property Records, pertaining to said subdivision.

By: INTRUST PROPERTIES LTD

By: _____
CURTIS E. LILES, MANAGING MEMBER
PO BOX 20545
WACO, TEXAS 76702

STATE OF TEXAS
COUNTY OF MCLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared CURTIS E. LILES, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

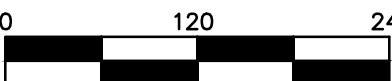
STATE OF TEXAS
COUNTY OF MCLENNAN

Approved this _____ day of _____, 2020 by the Building Official of the City of Hewitt, Texas.

Tracy Lankford
Community Development Director

Brittany Cantu
Zoning Secretary

30.82 ACRES
CITY OF HEWITT, MCLENNAN COUNTY, TEXAS
DATE OF PLAT: September 4, 2020

				MITCHELL & ASSOCIATES, INC. ENGINEERING & SURVEYING 6801 Sanger Ave. Ste. 111, Waco Texas (254) 776-5151 T. B. P. L. S. FIRM REGISTRATION NO. 10194044			
Sheet: 2 of 2				ADDRESS: <u>ALLIANCE</u> DATE: <u>8-19</u>		WORK ORDER NO. <u>3876</u> DRAWN BY <u>ckm</u>	
				DIGITAL FILE <u>3876.dwg</u>		FIELDBOOK/PG. TNFDS - 101-31	

SURVEYORS' RED SEAL

"KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Mitchell, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hewitt, Texas."
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.

Robert E. Mitchell RPLS, NO. 5801

COUNTY CLERK'S FILE NUMBER

COUNTY CLERK'S FILE NUMBER

APPLICATION REVIEW

Z-2020-6

CASE #: Z-2020-6

NOTICES: 15 mailed; returned,

HEARING DATE: September 1, 2020

PROPERTY ADDRESS: Alliance Prky

LEGAL DESCRIPTION: Lot 10 Block 1 Commerce Park@ I-35 Hewitt Addition

APPLICANT: Bryan Properties Management Company LLC

MAILING ADDRESS: 519 E. Walnut, Springfield, Missouri

Comprehensive Plan Future Land Use Plan Staff Review

The City of Hewitt adopted “Comprehensive Plan 2022” A Comprehensive Plan for the City of Hewitt, Texas, under Ordinance No. 2003-04-21 on April 21, 2003. When a zoning change is received, the City evaluates it to determine whether it is consistent with the Comprehensive Plan. This evaluation will be based on the goals and objectives and policies of the plan, as well as the land use categories depicted on the Future Land Use Map. A zoning change proposal has been submitted by the applicant that is not consistent with the Comprehensive Plan. The City may consider to uphold the current land use category or a change in the plan’s Future Land Use Map.

LAND USE DESIGNATION REQUEST: GENERAL COMMERCIAL and INDUSTRIAL to RESIDENTIAL

The applicant is requesting a land use designation change from Industrial to High Density Residential

ZONING:

The applicant requests a zone change from **B-P Business Park** to **R-4 Multi-family High Density**

SUMMARY DESCRIPTION OF USES IN R-4: The High density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters.

PLANNING & COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of commercial uses. The majority of the surrounding properties are commercial based.

STAFF RECOMMENDATION

ZONING:

Planning Services recommends **approval** of these requests to change the Land Use from Industrial to High Density Residential and change the zoning from **B-P to R-4** 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-4 zoning district.
- 3) The property meets all the size and width requirements for R-4 zoning.
- 4) The property is located along Alliance PRKY. and is currently vacant.

TRAFFIC DATA

1. Description of the adjacent street system:

<u>Road</u>	<u>Classification</u>	<u># of Lanes</u>	<u>Avg. Daily Traffic</u>
Alliance	Arterial	2	data not available

Estimated increase in traffic on adjacent streets at full build out:

Immediate: none Future: none

3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: no
 - c) Pedestrian traffic: no
 - d) Visibility problems: no

4. Traffic Department comments and recommendations:

No significant traffic impact anticipated.

PUBLIC WORKS DATA

1. Street condition: Good X Acceptable Needs Reconstruction
2. Street width: Existing: ROW 65' Pavement 45'
Required: ROW 65' Pavement 45'
3. Curb and Gutter:
Does not apply 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. Public Works comments and recommendations:
The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW

Comments

None

FIRE DEPARTMENT REVIEW:

Anticipated Fire Response Time:

Is the Fire Response Time Adequate?: (Y) Yes (N) No

Fire Department Comments and Recommendations:

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required N (Y) Yes (N) No

Date of Inspection: None

Comments

POLICE DEPARTMENT REVIEW

Comments None

PROPERTY OWNERS LIST

Applicant: Brad Gebhard, Bryan Properties Management Company LLC

Owner: Curt Liles

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: Stoneridge II Addition, Phase 12

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.

South of Radisson Drive, between Hesselridge Drive and Waverly Drive

Number of Lots: 21 Number of Acres: 7.577 Flood Zone: X

Zoning Classification: R-1 Proposed Zoning Use: Residential

Are variances being requested? If yes, please explain.

No

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

Ownership (deed): Doc. #/MCC No.: 2014022549 OPR

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): October 20, 2020

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 Count 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.

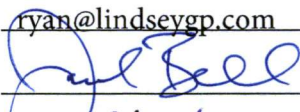
I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Planning and Zoning Commission shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Central Park Holdings, LLC

Telephone Number: 254-379-6778

Mailing Address: P.O. Box 20307 Waco, TX

Email Address: ryan@lindseygp.com

Signature for Property Owner: 

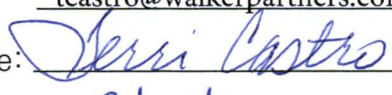
Date: 9/21/2020

Name of Applicant/Representative: Walker Partners, LLC

Telephone Number: 254-714-1402

Mailing Address: 823 Washington Ave. Ste. 100 Waco, TX 76701

Email Address: tcastro@walkerpartners.com

Signature of Applicant/Representative: 

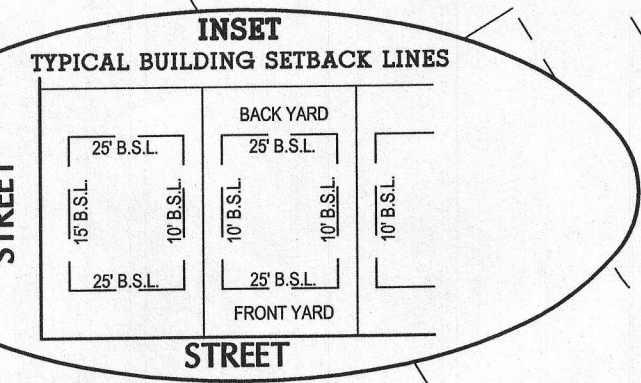
Date: 9/21/2020



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C-1	433.15'	1311.15'	18°55'41"	S 21° 45' 08" E - 431.18'
C-2	55.32'	1336.15'	2°22'19"	N 30° 01' 49" W - 55.31'
C-3	90.00'	1336.15'	3°51'33"	N 26° 54' 53" W - 89.98'
C-4	90.00'	1336.15'	3°51'33"	N 23° 03' 20" W - 89.98'
C-5	90.00'	1336.15'	3°51'33"	N 19° 11' 47" W - 89.98'
C-6	93.46'	1336.15'	4°00'27"	N 15° 15' 47" W - 93.44'
C-7	21.03'	25.00'	48°11'23"	N 59° 20' 06" E - 20.41'
C-8	59.18'	50.00'	67°48'37"	N 69° 08' 44" E - 55.78'
C-9	49.37'	50.00'	56°34'45"	S 48° 39' 35" E - 47.39'
C-10	48.03'	50.00'	55°02'18"	S 07° 08' 56" W - 46.20'
C-11	21.58'	25.00'	49°26'50"	S 09° 56' 40" W - 20.91'
C-12	19.69'	1286.15'	0°52'37"	S 15° 13' 04" E - 19.69'
C-13	100.12'	1286.15'	4°27'37"	S 17° 53' 11" E - 100.10'
C-14	100.12'	1286.15'	4°27'37"	S 22° 20' 48" E - 100.10'
C-15	100.12'	1286.15'	4°27'37"	S 26° 48' 25" E - 100.10'
C-16	48.92'	1286.15'	2°10'45"	S 30° 07' 36" E - 48.92'



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FIELD NOTES FOR A 7.578 ACRE TRACT OF LAND LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32, IN THE CITY OF HEWITT, McLENNAN COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 36.323 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED TO CENTRAL PARK HOLDINGS, LLC, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2014022549 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), SAID 7.578 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE MARKING THE NORTHEAST CORNER OF LOT 5, BLOCK 9, STONERIDGE II ADDITION, PHASE 11, ACCORDING TO THE PLAT RECORDED UNDER M.C.C.D. 2018044000 OF THE O.P.R.M.C.T., SAME BEING IN THE SOUTH LINE OF BLOCK 18 OF GROSS-YOWELL ADDITION, PART 5 ACCORDING TO THE PLAT RECORDED UNDER VOLUME 519, PAGE 236 OF THE O.P.R.M.C.T., FOR THE NORTHWEST CORNER OF THE REMAINDER OF THE 36.323 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE N 83°25'48" E - 311.23' ALONG THE COMMON LINE OF THE REMAINDER OF THE 36.323 ACRES AND THE GROSS-YOWELL ADDITION TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE FOR THE NORTHWEST CORNER OF LOT 10, BLOCK 7, STONERIDGE II ADDITION, PHASE 10 ACCORDING TO THE PLAT RECORDED UNDER M.C.C.D. 2017010211 OF THE O.P.R.M.C.T., BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE 36.323 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF THE REMAINDER OF THE 36.323 ACRES AND PHASE 10 THE FOLLOWING SIX CALLS:

- 1) S 07°49'43" E - 157.90' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 2) S 13°24'04" E - 111.06' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 3) S 18°54'25" E - 111.06' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 4) S 24°24'47" E - 111.06' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 5) S 29°40'50" E - 107.74' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 6) S 31°12'59" E - 380.00' TO A POINT FOR THE NORTHEAST CORNER OF LOT 18, BLOCK 9, STONERIDGE II ADDITION, PHASE 9 ACCORDING TO THE PLAT RECORDED UNDER M.C.C.D. 2014030772 OF THE O.P.R.M.C.T., FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WALLACE GROUP" FOUND FOR REFERENCE BEARS N 31°11'48" W - 0.37', BEING THE SOUTHEAST CORNER OF THE REMAINDER OF THE 36.323 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF THE REMAINDER OF THE 36.323 ACRES AND PHASE 9 THE FOLLOWING THREE CALLS:

- 1) S 58°47'01" W - 180.00' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 2) N 31°12'59" W - 11.35' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 3) S 58°47'01" W - 180.00' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE;

THENCE ALONG THE COMMON LINE OF THE REMAINDER OF THE 36.323 ACRES, PART WAY WITH PHASE 9 AND PHASE 11 THE FOLLOWING SEVEN CALLS:

- 1) N 31°12'59" W - 570.32' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 2) N 29°23'09" W - 84.83' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 3) N 22°48'55" W - 72.15' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 4) N 16°27'24" W - 71.73' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 5) N 09°51'01" W - 78.12' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 6) N 83°25'48" E - 7.76' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE,
- 7) N 06°34'12" W - 231.27' RETURNING TO THE POINT OF BEGINNING AND CONTAINING 7.578 ACRES OF LAND.

THE STATE OF TEXAS:
COUNTY OF McLENNAN:

CENTRAL PARK HOLDINGS, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOT AND BLOCK DO HEREBY ADOPT THE PLAT ATTACHED HERETO AND TITLED "FINAL PLAT STONERIDGE II ADDITION, PHASE 12, TO THE CITY OF HEWITT, McLENNAN COUNTY, TEXAS BEING THE REMAINDER OF A CALLED 36.323 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED TO CENTRAL PARK HOLDINGS, LLC, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT 2014022549 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS" AS OUR LEGAL SUBDIVISION OF SAID. WE DO HEREBY DEDICATE ALL RIGHTS-OF-WAY OR EASEMENTS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER. ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THESE RIGHTS-OF-WAY OR EASEMENTS SHALL BE PLACED THERE AT NO RISK OR OBLIGATION TO THE PUBLIC OR THE CITY OF HEWITT, TRUSTEE FOR THE PUBLIC TO HOLD THESE EASEMENTS AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY OR EASEMENTS. THE SALE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE MADE IN ACCORDANCE THEREWITH, SUBJECT TO ALL RESTRICTIONS AND CONDITIONS RECORDED IN THE McLENNAN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, PERTAINING TO SAID SUBDIVISION.

CENTRAL PARK HOLDINGS, LLC
3208 GREENLEAF
WACO, TEXAS 76710

RYAN LINDSEY, MANAGER

THE STATE OF TEXAS:
COUNTY OF McLENNAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RYAN LINDSEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS:
COUNTY OF McLENNAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLAUDE LINDSEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF McLENNAN:

DEED OF TRUST HOLDER ACKNOWLEDGMENT:

THE DEED OF TRUST HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE REVIEWED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION AND ARE FAMILIAR WITH THE EFFECT OF THAT SUBDIVISION UPON PROPERTY ON WHICH THEY HOLD A DEED OF TRUST. THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST HOLDER:

FIRST NATIONAL BANK OF CENTRAL TEXAS
P.O. BOX 2862
WACO, TEXAS 76702-2862

BY: JOHN C. LOW, SR. VICE PRESIDENT

PROPERTY UPON WHICH YOU HOLD A DEED OF TRUST:

TRACT ONE, A CALLED 36.323 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL PARK HOLDINGS, LLC, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT 2014022549 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS.

THE STATE OF TEXAS:
COUNTY OF McLENNAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN C. LOW, SR. VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "THE WALLACE GROUP" FOUND IN CONCRETE, UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE
- 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
- = TEMPORARY BENCH MARK

NOTES

- 1) 7.578 ACRES
- 2) 21 LOTS, 2 BLOCKS
- 3) WATER TO BE PROVIDED BY THE CITY OF HEWITT
- 4) ELECTRIC SERVICE TO BE PROVIDED BY ONCOR
- 5) WASTEWATER TO BE PROVIDED BY THE CITY OF HEWITT
- 6) IF THIS PLAT IS RECORDED PRIOR TO COMPLETION OF STREET AND UTILITY CONSTRUCTION, MONUMENTS AS NOTED SHALL BE SET IN ACCORDANCE WITH SEC. 212.0041, TEXAS LOCAL GOVERNMENT CODE. IF THIS PLAT IS RECORDED AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION, MONUMENTS WILL BE SET IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THE STATE OF TEXAS.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48302C050C, 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.

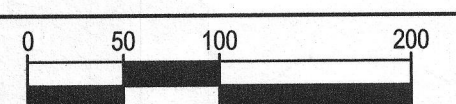
THE BEARINGS AND ELEVATIONS ARE BASED UPON STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, NAVD 88 ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE COORDINATES SHOWN HEREON ARE SURFACE COORDINATES WITH AN AVERAGE COMBINED SCALE FACTOR OF 0.99988. (SURF X CSF = GRID)

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, 2020, BY THE HEWITT PLANNING AND ZONING COMMISSION OF THE CITY OF HEWITT, TEXAS.

CHAIRMAN

ZONING SECRETARY



GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE
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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. 10032500

FINAL PLAT

STONERIDGE II ADDITION, PHASE 12

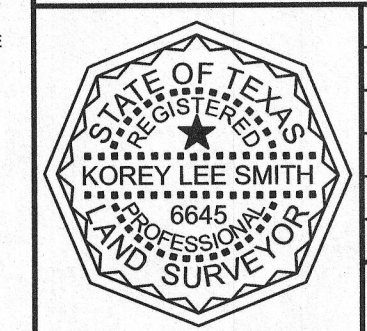
TO THE CITY OF HEWITT,
McLENNAN COUNTY, TEXAS
BEING THE REMAINDER OF A CALLED
36.323 ACRE TRACT DESCRIBED AS TRACT
ONE IN A DEED TO CENTRAL PARK
HOLDINGS, LLC, RECORDED UNDER
McLENNAN COUNTY CLERK'S DOCUMENT
2014022549 OF THE OFFICIAL PUBLIC
RECORDS OF McLENNAN COUNTY, TEXAS

"KNOW ALL MEN BY THE PRESENTS:

THAT I, <<PRELIMINARY>>, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HEWITT, TEXAS."

09/21/20
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

KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com



PLAT NUMBER:
C1-0514
PROJECT NUMBER:
1-03198.FIN.DWG
DRAWN BY/CHECKED BY:
KLS/KRH
FIELD NOTE NO.:
NA
DRAWING NAME:
1-03198.FIN.DWG
DRAFT DATE:
09/21/2020
SHEET NUMBER
1 OF 1

G:\PROJECTS\1-03198\1 SURVEY\1.0 CAD\1-03198.FIN.DWG, 18X24-CERT, 9/27/2020 8:30:31 AM, ksmith, 1:1