

# HEWITT TEXAS

## PLANNING & ZONING COMMISSION NOTICE OF MEETING

May 2, 2023 at 6:00 PM

Hewitt Public Safety Training Facility, 100 Patriot Court, Hewitt, TX 76643

### MINUTES

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**Commission:** Walter H. Peterson, Chairman

Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix, Paul Lasater

**City Staff:** Bo Thomas - City Manager, Miles Whitney - City Engineer, Tracy Lankford -  
Community Development Director, Brittney Cantu - Zoning Secretary

#### CALL TO ORDER

Members present: Chairman Walt Peterson, Travis Bailey, Dustin Crawford, Brian Dalrymple, Bobby Drake, Mike Hix, Paul Lasater

Staff Present: Tracy Lankford, Community Development Director

*Chairman Walt Peterson called the meeting to order at 6:00PM.*

#### PUBLIC HEARINGS

1. Consider a request of Patrick Matus to rezone the property located at O'Campo C Abstract 32 McLennan CAD Property ID Number 138893 located in the 700 Block of North Old Temple Road from B-P Business Park to R-4 Multi-Family Residential.  
*Public Hearing opened at 6:01PM. Speaking in favor of project: Patrick Matus, applicant. Mr. Matus stated he wants to re-zone this property, which is about 28 acres in total, in order to put around 500 - 575 apartment units on this property. These would be garden style apartments similar to The Icon Apartments. Mr. Matus stated this is approximately a 90 million dollar project, and says he believes this will draw more business in to the area. Pete Matek, representative of business at 907 Old Temple Road: Mr. Matek expressed concerns about traffic to this area. Tracy Lankford stated there will be a traffic study required to be done prior to property being built.*
2. Consider a request of Patrick Matus to rezone the properties located at Commerce Park @ I-35, Lot 11b, Block 2, and Lot 13, Block 2 located in the 600 Block of Alliance Parkway from M - Manufacturing District to R-4 Multi-family Residential District.

*Mr. Matus stated this is part of the re-zone request on Item 1. Tracy Lankford stated these are two different properties that would allow the apartment complex to tie into Alliance Parkway. Question was brought up about drainage; Tracy Lankford stated there will be a drainage study required for this project. Public Hearing closed at 6:11PM*

### REGULAR AGENDA ITEMS

3. Consider a request of Patrick Matus to rezone the property located at O'Campo C Abstract 32 McLennan CAD Property ID Number 138893 located in the 700 Block of North Old Temple Road from B-P Business Park to R-4 Multi-Family Residential.  
*A motion was made by Paul Lasater, seconded by Dustin Crawford, to recommend approval of re-zone request. All seven in favor, motion to go before City Council May 15, 2023.*
4. Consider a request of Patrick Matus to rezone the properties located at Commerce Park @ I-35, Lot 11b, Block 2, and Lot 13, Block 2 located in the 600 Block of Alliance Parkway from M - Manufacturing District to R-4 Multi-family Residential District.  
*A motion was made by Dustin Crawford, seconded by Mike Hix, to recommend approval of re-zone request. All seven in favor, motion to go before City Council May 15, 2023.*
5. Consider approval of minutes for the April 4, 2023 Planning and Zoning Commission Regular Meeting.  
*A motion was made by Travis Bailey, seconded by Bobby Drake, to approve the minutes as submitted but allow for corrections. All seven in favor, motion passed.*

### ADJOURNMENT

*Meeting is adjourned at 6:14PM.*

Approved: \_\_\_\_\_

*V. K. Peterson*

ATTEST:

*Brittney Cantu*

Brittney Cantu, Planning & Zoning  
Secretary

*[Signature]*  
Tracy Lankford, Director