

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

April 2, 2024 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

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, Brian Dalrymple, Bobby Drake, Mike Hix, Paul Lasater

Members Absent: Dustin Crawford

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Community Development Coordinator

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

PUBLIC HEARING(S) AND RELATED ACTION

1. Public hearing on a request by David Hodson to change the zoning of O'Campo A-32 Tract 1, being a 5.649 acre tract located at 506 Sun Valley Blvd, from R-1 Single Family Residential District to C-1 Restricted Commercial District.

Public Hearing opened at 6:00PM. Speaking on behalf of request, David Hodson residing at 506 Sun Valley Blvd. Mr. Hodson wants to rezone this property to C-1 in order to allow for more Airbnb's to be allowed on the property. John Denton, residing at 328 Ivy Lane, spoke against request stating this would be considered spot zoning and believes this would cause a strain on resources in the City. Donna Gutierrez, residing at 312 Ivy Lane, stated she is concerned about additional buildings being added if the rezone request is allowed. Michele Denton, residing at 312 Ivy Lane, stated that she is not against the current Airbnb's at the location, but is concerned about potential expansion of the property as well as safety concerns regarding transient residents. Mrs. Gunn, residing at 320 Ivy Lane, stated she is not in favor of the rezone request. Luanne Hodson, residing at 506 Sun Valley, spoke in favor of the rezone request stating that the Airbnb tenants help the economy as they are coming in to see Baylor, Magnolia, and various other cites in the city. Sean Gathright, residing at 510 Sun Valley, stated

he is in favor of the project.
Public Hearing closed at 6:25PM.

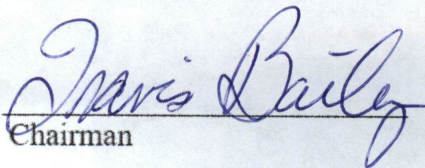
REGULAR AGENDA ITEMS

2. Discussion and possible action to a request by David Hodson to change the zoning of O'Campo A-32 Tract 1, being a 5.649 acre tract located at 506 Sun Valley Blvd, from R-1 Single Family Residential District to C-1 Restricted Commercial District.
The Board asked the City's opinion on the rezone request. Tracy Lankford stated that the City is neutral on regarding the rezone request. Mr. Lankford stated C-1 is the most restricted commercial district, allowing for lower density businesses. A motion was made by Paul Lasater, seconded by Mike Hix, to recommend approval of the rezone request. Chairman Walt Peterson and Bobby Drake also in favor of rezone request. Travis Bailey and Brian Dalrymple opposed to request. The vote is 4 in favor, 2 opposed, motion to go before City Council on April 15, 2024.
3. Consider approval of minutes for the March 7, 2024 regular Planning and Zoning Meeting.
A motion was made by Travis Bailey, seconded by Brian Dalrymple, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.

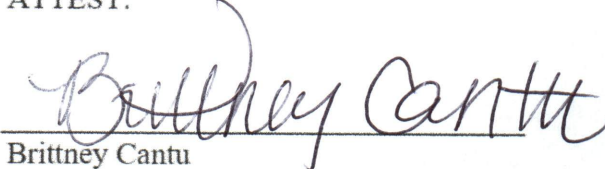
ADJOURNMENT

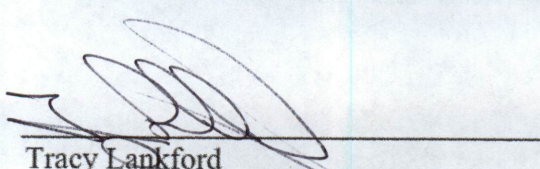
Meeting is adjourned at 6:38PM

Approved:


Chairman

ATTEST:


Brittney Cantu
City of Hewitt Zoning Secretary


Tracy Lankford
Community Development Director