

**CITY OF HEWITT
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING**

Members present: Chairman Jerral Knox (presiding), Betty Orton, Billy Green, Scott Bryant, John Baker. Quorum was present.

Members absent: David Dossey

Staff present: Bruce Braley, Building Official;

1. *Approval of minutes for July 10, 2012. A motion was made by Betty Orton and second by John Baker to approve the minutes as submitted, but allow for additional corrections; all in favor, motion passed.*

a. Corrections made as followed:

Consider and make recommendation to City Council on increasing minimum square footage of R-1, single family home, from 1450 sq. ft to 1750 sq. ft. A motion was made by Scott Bryant and, second by John Baker to make recommendation to City Council on increasing the *minimum house structure* by 300 sq. ft. per category (one, two, or three bedroom); all in favor, motion passed.

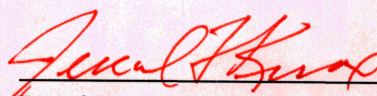
2. **Public Hearing - Consider and make recommendation to City Council on the Re-zoning from C-1, Restricted Commercial, to R-1, Single Family, of a 27.988 acre tract of land out of the Carlos O' Campo Grant. Anthony Tomchesson, 981 FM 56, Valley Mills, Texas presented the request. James Vidrine at 504 Rowan Oak, Hewitt, Texas and Woody Butler of 207 Sun Valley Blvd, Hewitt, Texas spoke in favor of the request and said this will allow the property to become more marketable to potential home owners wanting to relocate to the City of Hewitt. A motion was moved by Billy Green and second by John Baker to make a recommendation to City Council on Re-zoning from C-1, Restricted Commercial, to R-1, Single Family, of a 27.988 acre tract of land out of the Carlos O' Campo Grant; all in favor, motion passed.**

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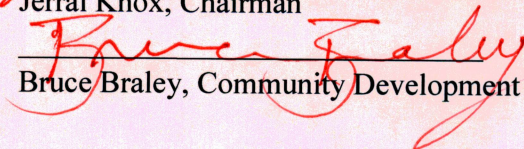
3. **Consider approval of preliminary plat for Ellis Farm South Addition of a 27.988 acre tract of land out of the Carlos O'Campo Grant.** *Anthony Tomchesson, 981 FM 56, Valley Mills, Texas presented the request. A motion was made by Scott Bryant and second by John Baker to make an approval for the preliminary plat for the Ellis Farm South Addition of a 27.988 acre tract of land out of the Carlos O' Campo Grant contingent on City Council approve zone change from C1 to R1 and providing for the correction as provided from our City Engineer Nancy Turner; all in favor, motion passed.*

4. **Discuss and consider time of change for meetings.** *A motion was made by Betty Orton and second by John Baker to keep the meeting time at 7:00 pm; all in favor, motion passed.*

5. **Adjourn.** *A motion was made by Betty Orton , second by John Baker to adjourn the meeting at 6:30 p.m.*



Jerral Knox, Chairman



Bruce Braley, Community Development Director

Approved