



NOTICE OF A JOINT WORKSHOP OF THE PLANNING & ZONING COMMISSION AND THE HEWITT CITY COUNCIL

Notice is hereby given that a **Joint Workshop** meeting of the Planning & Zoning Commission and the governing body of the City of Hewitt will be held on **Tuesday, September 3, 2013 at 7:00 p.m.** in the **City Council Chambers at Hewitt City Hall, 105 Tampico, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call Joint Meeting to order:
 - a. Planning & Zoning Commission
 - b. City Council (Three-person Subcommittee of Council consisting of Mayor Pro Tem Wilbert Wachtendorf and Council Members Ronnie McNiel, and Jim Vidrine)
2. Briefing and discussion concerning accessory structures and carports.
3. Adjournment:
 - a. Planning & Zoning Commission
 - b. City Council

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the **Planning & Zoning Commission** of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall by 5:00 p.m. on August 30, 2013.

City of Hewitt

A handwritten signature in cursive script that reads "Denise Rodriguez".

Denise Rodriguez

Community Development Coordinator

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 or Braille, are requested to contact the Community Development Coordinator at (254) 666.6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

Planning & Zoning Commission – Agenda Item

Agenda Item: #2

Item Description

Briefing and discussion concerning accessory structures and carports.

Item Summary

The Hewitt City Council established a temporary moratorium for residential accessory structures to provide time to review the existing regulations then consider updates or revisions as appropriate. As previously discussed, this joint work session is posted to have a more in-depth discussion about this issue. A sub-committee of the City Council has volunteered to work with the Planning and Zoning Commission. For the most part Hewitt's regulations are current and we have relatively few problems. However, there are some specific areas that need to be discussed for possible revision. The main objective is to better define problem areas in the current regulations and develop new language for consideration at a future meeting.

Attachments

1. City of Hewitt Zoning Ordinance - Sections 9.101, 9.102, 1.304a

Section 9.101. General provisions enumerated.

The following **accessory** uses are permitted:

A.R-1, R-2, R-3, R-4, and R-5 districts:

- 1.An attached or detached private garage.
- 2.Nonpaying guest houses or rooms for guests within an **accessory** building, provided such facilities are used only for the occasional and gratuitous housing of guests of the occupant of principal building and not for permanent occupancy by others as a dwelling unit.
- 3.Sheds or tool rooms.
- 4.Children's playhouse.
- 5.Vegetable or flower gardens.
- 6.Garden houses.
- 7.Private greenhouses.
- 8.Private tennis courts.
- 9.Private swimming pools.

B.In C-1, C-2, C-O and M districts there may be any **accessory** use as authorized herein:

- 1.Shall obtain a building permit from the City of Hewitt prior to construction or locating on any property;
- 2.Shall have express written permission of the property owner if the property is not owned by permit applicant;
- 3.Shall meet setback requirements as specified within the zoning districts but in no case be closer to the front property line than the main building;
- 4.Shall not be established on any lot prior to the establishment of a principal use;
- 5.Shall comply with all city codes including but not limited to electrical, plumbing, and health and sanitation;
- 6.Shall not create any condition which is hazardous to the health and welfare of the public.

C.In C-1, C-2, C-O and M districts there may be any temporary commercial use authorized herein:

- 1.Shall obtain a building permit from the City of Hewitt prior to locating on any property. Permit shall be for 90 days with allowance for one renewal within a 12-month period. Permit fee shall be \$25.00 for first 90-day permit and no fee for renewal permit.

2. Shall have the express written permission of the property owner if the property is not owned by permit applicant.
3. Shall meet setback requirements as specified within the zoning districts or if the principal building is a nonconforming use, as to setbacks, the temporary commercial building shall not encroach into the required yard(s) any more than the existing principal building.
4. Shall not be established on any lot prior to the establishment of a principal use.
5. Shall comply with all city codes including but not limited to electrical, plumbing, and health and sanitation, or shall provide for proper electrical and water service, disposal of solid waste and sewage meeting city approval.
6. Shall not create any conditions which are hazardous to the health and welfare of the public.
7. Nonprofit, charitable, and uses not exceeding 72 hours shall be exempt from numbers 1, 3, 4 and 5 of this subparagraph C.
8. Exempted uses not exceeding 72 hours, as specified in number 7, may be granted one additional 72-hour period for operation, by the building official.

(Ord. of 11-15-99; Ord. No. 2006-04-03, § 12, 14, 4-3-06)

Section 9.102. [Residential accessory buildings.]

Temporary buildings for construction purposes only are permitted in any district during the course of construction.

A. The following regulations shall govern the location, size, and use of any **accessory** buildings:

- (1) No **accessory** building shall be erected in any required yard area as stipulated in this ordinance, except as allowed in the following subparagraphs.
- (2) No detached residential garage or **carport** shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.
- (3) Residential **accessory** buildings and storage buildings housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building but shall not encroach in any required front yard and may not occupy more than 30 percent of the rear yard. If detached, no **accessory** building shall be erected within ten feet of any other building, except detached residential garages may be located within five feet of the main dwelling.
- (4) No **accessory** building shall be higher than the main buildings.

(5) An accessory building more than five feet from a main building may be erected within two feet of a side or rear lot line, but must be located at least 60 feet from the front street line.

1.304. Other construction requirements.

A.To add a requirement that in residential zoned districts R-1, R-2, R-3, and R-5 masonry veneering shall cover 75 percent of the front and two sides of the first floor of all residential structures excluding doors and windows. Accessory buildings in residential zoned districts R-1, R-2, R-3, and R-5 that are larger than 400 square feet or have a door(s) larger than six feet (6') wide shall cover 75 percent of the front and two sides of the first floor of the structures, excluding doors and windows, with a masonry veneer.