

HEWITT

TEXAS

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

Notice is hereby given that a meeting of the Planning & Zoning Commission and the governing body of the City of Hewitt will be held on **Tuesday, October 1, 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:

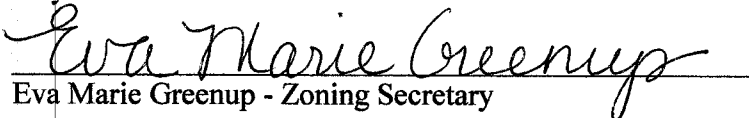
1. Call Planning and Zoning Commission Meeting to order
2. Consider minutes of meeting held Tuesday, August 12, 2013
3. Hold Public Hearing concerning request for Final Plat of Lots 5-6, Block 1, Mikeska Addition, to the City of Hewitt, Texas, located at 124 Wall Street, as requested by First Baptist Church of Hewitt.
4. Consider and take appropriate action concerning request for Final Plat of Lots 5-6, Block 1, Mikeska Addition, to the City of Hewitt, Texas, located at 124 Wall Street, as requested by First Baptist Church of Hewitt.
5. Adjourn Meeting to Joint Workshop

Joint Workshop

1. Call Joint Meeting to order:
 - a. Planning & Zoning Commission
 - b. City Council (Three person sub-committee of City Council)
2. Briefing and discussion concerning residential accessory structures.
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 and Governing Body** 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 September 13, 2013.

City of Hewitt


Eva Marie Greenup - 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 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

Planning & Zoning Commission -Agenda Item

Agenda Item: #2

Item Description

Consider approval of minutes for August 12, 2013

HEWITT TEXAS

Minutes of Planning & Zoning Commission Regular Meeting August 12, 2013 – 7:00 PM

Members present: David Dossey, Scott Bryant, John Baker, Bobby Wolske. Quorum was present.

Members absent: Billy Green

Staff present: Bruce Braley, Building Official; Denise Rodriguez, Community Development Coordinator; Bill Aston, City Engineer; Adam Miles, City Manager

Bruce Braley called the meeting to order at 7:00 p.m.

- 1. Introduction of new member.** Bruce Braley introduced new member, Bobby Wolske to the commission.
- 2. Consider and take appropriate action on the designation of chair and vice-chair.** *A motion was made by Bobby Wolske and second by John Baker to appoint Scott Bryant as chair. On consideration for vice-chair, David Dossey made a motion to approve and second by Scott Bryant to appoint John Baker.*
- 3. Consider approval of minutes for June 4, 2013.** *A motion was made by John Baker and second by David Dossey to approve the minutes as submitted; all in favor, motion passed.*
- 4. Consider and take appropriate action for the Preliminary Plat of Imperial Estates Addition, Phase VII & VIII.** – Anthony Tomcheson, 981 FM 56, Valley Mills, Texas 76689, presented the request and answered questions. *A motion was made by David Dossey and second by John Baker to approve the request; all in favor, motion passed.*
- 5. Consider and take appropriate action for the Final Plat of Imperial Estates Addition, Phase Seven.** – Anthony Tomcheson, 981 FM 56, Valley Mills, Texas 76689, presented the request and answered questions. *A motion was made by David Dossey and second by John Baker to approve pending recommendation by Bill Aston, City Engineer, to include paragraph to convey Lot 7 Block 14 to the City of Hewitt and be used for a stormwater detention pond, drainage and utility placement, and dedicated as a drainage and utility easement; all in favor, motion passed.*

6. **Adjourn.** *A motion was made by John Baker and second by David Dossey to adjourn the meeting at 7:10 p.m.*

Chair

Approved

Denise Rodriguez, Zoning Secretary

Planning & Zoning Commission -Agenda Item

Agenda Item: #3 - #4

Item Description

Public Hearing and consideration of Final Plat of Lots 5-6, Block 1, Mikeska Addition, to the city of Hewitt, Texas, located at 124 Wall Street, as requested by First Baptist Church of Hewitt.

Item Summary

Consider Replat of Lots 5-6, Block 1, Mikeska Addition:

This plat has been submitted as a residential replat to combine several existing lots into two larger lots. The property in question has access to both First Street and Wall Street. The proposed use of the property is for a church and the land is zoned appropriately for this use. City Engineers have reviewed the plat for conformity with Hewitt's current regulations and have found the plat to meet these requirements; a letter from the Engineer is included in the back-up material.

It should be pointed out that along this portion of Wall Street there is no curb or gutter to which the developer could tie in new facilities. Because of this the church is respectfully requesting a waiver of the curb and gutter requirement on Wall Street. Hewitt does not currently have any plans to install curb or gutter on Wall Street. City Administrative staff recommend approval of the plat along with the waiver of curb and gutter on Wall Street.

Attachments

Final Plat of Lots 5-6, Block 1, Mikeska Addition to the City of Hewitt, McLennan County, Texas

HEWITT TEXAS

MEMORANDUM

FROM: Adam Miles, City Manager 
TO: Mayor, City Council and Planning and Zoning Commission
DATE: September 25, 2013
RE: Residential Accessory Structures discussion item

Based on comments received from the recent joint City Council – Planning and Zoning Commission meeting, minor adjustments to the City policy related to accessory structures were proposed. The following is an outline of those issues and proposed changes. These are proposals only and will change based on further input and discussion, as well as the public meeting process. Included with this memo is a draft version of proposed language to accomplish the desired outcome.

Existing structures, that were lawfully erected prior to the initiation of the current moratorium, but that would no longer be permitted due to changes in the regulations, would be considered legal non-conforming structures. These structures would be permitted to remain in place, but could not be altered or expanded. The current city regulations provide remedies for damaged or destroyed legal non-conforming structures. No change to the current policy is anticipated.

Generally, permits would be required for any and all new residential accessory structures. While currently Hewitt does not require a permit for structures under 120 square feet, the proposed policy would require a permit and fee for all sizes. Staff would recommend the fees to increase in proportion to the size of structure, after a minimal base fee is met. A proposed fee schedule has yet to be determined.

All new residential accessory structures shall be constructed with materials and in a manner or style consistent with the primary residential structure. At the time a permit is requested a site plan showing layout of the proposed structure in relation to the main structure, and other structures, would be required. Additional new permits would require a description of the color scheme and roofing material / roof pitch. Furthermore, requirements for a drainage site plan indicating flow of stormwater are still being discussed.

The City of Hewitt does not have any authority to enforce private deed restrictions. However, at the time a permit for an accessory structure is requested the Building Department will notify the

owner that there may be deed restrictions and require the owner to certify or otherwise affirm the new accessory structure does not conflict with applicable private restrictions. As a note, the building permit application has already been modified to include this statement of affirmation by the permittee.

New residential accessory structures would be permitted with one main floor and a maximum roof plate line of ten (10) feet. The maximum height would still be required to be no taller in height than the main structure.

For all residential areas, carports would be prohibited in the front or side yards. Carports would be allowed in the rear yard only and would not be permitted within 60 feet of a public street or right of way (as measured from the curb line). Access to any garage or carport, whether attached or detached, is required to be paved with an impervious surface.

Currently, Hewitt's regulations require seventy-five (75) percent masonry materials on accessory structures over 400 square feet or any accessory structure with a six (6) foot wide, or greater, door opening.

It is proposed that Hewitt's masonry requirements would remain the same except for new structures built in neighborhoods or subdivisions developed after 1995. In these newer neighborhoods, all accessory structures, regardless of size, would have a masonry requirement and metal exterior walls would be prohibited. Moreover, there would be an additional requirement to place masonry materials on carport support columns, either attached or detached. In essence, for newer subdivisions all new accessory structures would need to be site built, rather than pre-fabricated.

Finally, there is a need to further address temporary storage containers (eg. P.O.D.S.) and how they are permitted or otherwise regulated. Proposed regulations would allow a maximum of three (3) fifteen (15) day permits for Temporary On-site Storage Containers. Again, fees for permits have not been developed.

CURRENT LANGUAGE

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.

(Ord. of 11-15-99)

DRAFT PROPOSED LANGUAGE

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 building.

1. No accessory building shall be erected or constructed in any required yard area as stipulated in this ordinance, except as allowed in the following subparagraphs.

a. All residential accessory structures shall require a permit. Fees for permits shall be in accordance with the most recently adopted fee schedule as approved by the City Council.

b. All residential accessory structures and buildings shall be erected or constructed in a manner consistent with the materials and colors, including roof pitch and architectural style, of the main structure.

2. Garages and Detached Carports

a. No detached residential garage 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 is located.

b. Detached carports may not be erected or placed in any portion of the front or side yard. Additionally, detached carports shall not be erected or placed within sixty (60) feet of a public street or right of way.

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 thirty (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 (5) feet of the main dwelling. Detached carports must be located ten (10) feet or more from a main dwelling.

4. Special requirements for new accessory structures in neighborhoods or subdivisions developed after 1995.
 - a. All accessory structures, regardless of size, in residential zoned districts R-1, R-2, R-3, and R-5, shall have masonry veneering covering 75 percent of the front and two sides, excluding doors and windows.
 - b. Support Columns for attached or detached carports shall be constructed with one hundred percent (100%) masonry veneering.
 - c. Accessory structures must be site built.
5. No accessory building shall be erected, constructed, or placed with a roof plate greater than ten (10) feet in height. Additionally, accessory structures shall not be higher than the main building.
6. An accessory building more than five (5) feet from a main building may be erected within two (2) feet of a side or rear lot line, but must be located at least 60 feet from the front street line.
7. A site plan indicating the proposed location of the structure and other structures on the lot shall accompany the permit. Additionally, a description of materials used including color and roofing are required.
8. Temporary on-site storage containers (ie. P.O.D.S.) shall

require a permit. A permit may be issued in fifteen (15) day increments with the maximum number of permits issued in one calendar year to a specific address limited to three (3) permits. Fees for permits shall be in accordance with the most recently adopted fee schedule as approved by the City Council.