

HEWITT TEXAS

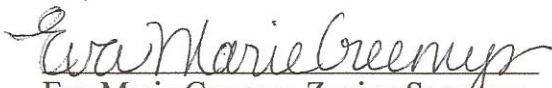
Notice of Meeting of the Planning & Zoning Commission of the City of Hewitt, Texas

Notice is hereby given that meeting of the Planning & Zoning Commission and the governing body of the City of Hewitt will be held on **Tuesday, November 5, 2013, at 7:00p.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 approval of minutes for October 1, 2013 minutes for the Planning & Zoning Commission Regular Meeting.
3. Consider and take appropriate action for the Final Plat of Ellis Farm South Addition, Phase Three, Lots 24-47, Block 1 and Lots 1-7, Block 5.
4. Consider and take appropriate action concerning an Ordinance amending Part II, Appendix A: Zoning, Section 9.102 Residential Accessory Buildings, and Section 12.102 Definitions, of the Code of Ordinances of the City of Hewitt, Texas; regulating and defining certain residential accessory buildings, providing for severability, providing an effective date.
5. Adjourn.

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 5:00pm on November 1, 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 Zoning Secretary at (254) 666.6173 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

Consider minutes of meeting held Tuesday, October 1, 2013.

HEWITT TEXAS

Minutes of Planning & Zoning Commission
Regular Meeting and
Joint Workshop of the Planning & Zoning Commission and the Hewitt City Council
October 1, 2013 – 7:00PM

Members present: Kurt Krakowian, Bobby Wolske, Walter Peterson, David Dossey, Billy Green, Scott Bryant. Quorum was present.

Members absent: John Baker

Staff present: Adam Miles, City Manager; James Black, Utilities Director; Eva Marie Greenup, Zoning Secretary; Bill Aston, City Engineer

Scott Bryant called the meeting to order at 7:00 p.m.

Item #2. **Minutes** – *A motion was made by David Dossey and seconded by Walter Peterson to approve the minutes as submitted but allow for corrections. No corrections. All in favor, motion passed.*
Minutes dated August 12, 2013 stand approved.

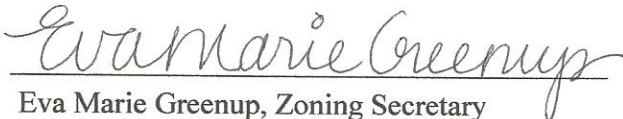
Item #3. **Public Hearing** - Request for Final Plat of Lots 5-6, Block 1, Mikeska Addition, to the City of Hewitt, Texas, located at 124 Wall Street, as requested by First Baptist Church of Hewitt. David Marek, 8610 Oakdale, Woodway, Texas 76712, presented the request and answered questions. No one else to speak. Public Hearing closed.

Item #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.** *A motion was made by Kurt Krakowian and seconded by Bobby Wolske to approve the request; all in favor, motion passed.*

Item #5. **Adjourn.** *A motion was made by Kurt Krakowian and seconded by David Dossey to adjourn the meeting at 7:16 p.m. and begin the Joint Workshop.*

Chair

Approved


Eva Marie Greenup, Zoning Secretary

Planning & Zoning Commission – Agenda Item

Agenda Item #3

Item Description

Consider and take appropriate action for the Final Plat of Ellis Farm South Addition, Phase Three, Lots 24-47, Block 1 and Lots 1-7, Block 5.

Item Summary

This item is being presented for consideration of the Final Plat for Ellis Farm South Addition. This will be the final phase of development for the residential portion of this tract of land. The plat as submitted does meet the requirements of Hewitt's Subdivision regulations. If approved, 30 new residential lots would be created.

Attachments

Final Plat of Ellis Farm South Addition, Phase Three, Lots 24-47, Block 1 and Lots 1-7, Block 5.

Planning & Zoning Commission – Agenda Item

Agenda Item #4

Item Description

Consider and take appropriate action concerning an Ordinance amending Part II, Appendix A: Zoning, Section 9.102 Residential Accessory Buildings, and Section 12.102 Definitions, of the Code of Ordinances of the City of Hewitt, Texas; regulating and defining certain residential accessory buildings, providing for severability, providing an effective date.

Item Summary

Over the past few months the Planning and Zoning Commission and City Council have worked to further refine Hewitt's zoning regulations concerning accessory structures. Much of the proposed language is a duplicate of existing regulations that have been reformatted and updated. The main objective has been to revisit the issue and determine where additional regulations are necessary and appropriate.

However, the new regulations as proposed do add a new height requirement, limiting all accessory buildings to a roof plate line of 10 feet or less. Residential accessory buildings in newer neighborhoods (built since 1995) would be required to have masonry materials if the building is greater than 182 square feet. Also, carports would now have additional restrictions concerning materials and location.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for future consideration. If approved, diagrams would also be developed to assist residents in determining where accessory buildings may be placed.

The proposed new regulations are provided for your reference and convenience.

Attachments

Definitions

Draft Proposed Language

DEFINITIONS

CURRENT

Definitions of the Zoning Regulations are found in Section 12.102 of Appendix A: Zoning

Carport – A carport has no specific definition.

Garage – *Garage, private*: An accessory building housing vehicles owned and used by occupants of the main building. Where vehicles used by persons other than occupants are housed, the building is a storage garage.

Masonry – Is considered to be brick, stone, or synthetic stone materials that are installed so there is a visible mortar line.

PROPOSED

Carport: Carport shall mean a structure that is open on a minimum of two (2) sides and designed or used to shelter not more than three (3) vehicles and not to exceed twenty-four (24) feet on its longest dimension.

Masonry Construction Or Masonry-Like Construction: Masonry construction is that form of construction composed of stone which is at least 1" in diameter, brick, concrete, structural clay tile, concrete split-face design block materials or combination of these materials laid up unit by unit and set in mortar. Concrete tilt wall, pour-in-place concrete wall and pre-cast wall panel construction will be considered masonry-like construction and shall have an architectural exterior finish. Masonry or masonry-like construction shall be at least two (2) inches thick.

DRAFT PROPOSED LANGUAGE

Section 9.102. [Residential accessory buildings.]

The following regulations shall govern the location, size, and use of accessory buildings located in residential zoned districts R-1, R-2, R-3, R-4, and R-5.

- A. **Permit Required:** 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. **Site Plan Required:** A site plan indicating the proposed location of the accessory building and other structures on the lot shall accompany the permit. Additionally, a description of materials used including color and roofing are required.
- C. **Materials:** 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.
- D. **Lot Coverage:** Accessory structures may not occupy more than thirty (30) percent of the rear yard.
- E. **Placement of residential accessory buildings:** The placement of residential accessory buildings is regulated in accordance with the following:
 - 1. Residential accessory buildings may be detached or attached to the main building but shall not encroach in any required front yard.
 - 2. If detached, no accessory building shall be erected within ten (10) feet of any other building. Exception: A detached residential garage may be erected not less than five (5) feet from the main structure.
 - 3. 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 sixty (60) feet from the front street line as measured from the back of the curb or edge of pavement.

4. Detached Carports: Detached carports may not be erected or placed in any portion of the front or side yard and must be located ten (10) feet or more from any other building. Additionally, detached carports shall not be erected or placed within sixty (60) feet of a public street or right of way, as measured from the back of curb or edge of pavement.

F. Height: The height of residential accessory buildings shall be regulated in accordance with the following:

1. No accessory building shall be erected, constructed, or placed with a roof plate line greater than ten (10) feet in height.
2. Accessory structures shall not be higher than the main building.

G. Masonry: Masonry veneering for residential accessory structures shall be regulated in accordance with the following:

1. Where masonry veneering is required, materials shall be consistent or similar in type and color to the primary residential structure. Unless otherwise stated, all masonry veneering shall have a visible grout line.
2. 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 structures, excluding doors and windows, with a masonry veneer.
3. In residential zoned district R-4, all residential and accessory buildings shall cover a minimum of 80 percent of each exterior wall of the structures, excluding doors

and windows, with a masonry veneer. The remaining area of each exterior wall, excluding doors and windows, shall use stucco, EIFS, or cast concrete modular siding.

4. Regardless of square footage, any accessory building in residential zoned districts R-1, R-2, R-3, and R-5 with a roof plate line greater than eight (8) feet in height shall have masonry veneering covering 75 percent of the front and two sides, excluding doors and windows.
- H. Special requirements for residential accessory structures in neighborhoods or subdivisions developed after December 31, 1994.
1. All accessory structures greater than one hundred eighty-two (182) square feet, 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.
 2. Support Columns for attached or detached carports shall be constructed with one hundred percent (100%) masonry veneering.
 3. Accessory structures greater than one hundred eighty-two (182) square feet must be site built.
 4. The date the original final plat for the subdivision (regardless of any phase) was filed at the McLennan County Courthouse shall be used to determine the date for purposes of this section.
- I. Temporary Accessory Buildings: Temporary structures shall be regulated in accordance with the following:
1. Temporary on-site storage containers (ie. Shipping Containers, P.O.D.S., etc...) 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. The

City Council may consider an extension to the number of permits on a case-by-case basis.

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

Planning & Zoning Commission – Agenda Item

Agenda Item #5

Item Description

Meeting Adjourned.