

HEWITT TEXAS

Minutes of the Planning & Zoning Commission April 7, 2015 – 7:00 P.M.

Members present: Charlie Turner, Kurt Krakowian, Bobby Wolske, Walter Peterson, Michael Hix. Quorum was present.

Members absent: John Baker

Staff present: Adam Miles, City Manager, Eva Marie Greenup, Zoning Secretary

Item #1. Call Planning and Zoning Meeting to order. *Charlie Turner called the meeting to order at 7:00 P.M.*

Item #2. Minutes – a motion was made by Bobby Wolske to accept and seconded by Walt Peterson to approve the minutes as submitted with corrections. Corrections were noted; all five in favor, motion passed. Minutes dated March 3, 2015 stand approved with corrections.

Item #3. Consider and take appropriate action concerning request for zoning change of property on SW Corner of Spring Valley and Old Temple Road, legally known as Pat Barcus Addition, Part 4, 1.35 Acres, Lot 32, Block 4, from R5 (Single Family Attached Dwelling District), to R-4 (Multi Family Residential District). *This item was tabled from the last meeting, March 3, 2015, to allow additional information to be submitted by the requestor, Luke Morton, Morton Construction.* Luke Morton, Morton Construction, 1639 Hannah Hill Road, Woodway, TX 76712, presented to the board pictures and site plan for the property. A motion was made by Kurt Krawkian to change the zoning from R-5 (Single Family Attached Dwelling District) to R-4 (Multi Family Residential District), seconded by Michael Hix, all five in favor, motion passed.

Item #4. Consider and take appropriate action concerning request for zoning change of 142 2nd Street (Also known as the Old Fire Department, being Lot 8, a portion of Lot 9, and a 10 foot by 75 foot strip out of the 20 foot wide alley, Block 1, Original City of Hewitt, McLennan County, Texas, Plat of record in Volume 94, Page 114, Deed Records, McLennan County, Texas) from R1 (Single Family Residential) to C2 (General Business District) as requested by the City of Hewitt. *This item was tabled from the last meeting, March 3, 2015, to allow for a Town Hall Meeting which was held on March 23, 2015.* Adam Miles, City Manager addressed this request and reviewed the previous discussions that were held with prior Planning and Zoning and Town Hall meetings. Mr. Miles also wanted to clear up a spot zoning concern that had been brought up. Charlie Buenger, the City Attorney, reviewed the zoning request and stated it does not constitute spot zoning. A letter was provided from Mr. Buenger for the committee to review. City Manager recommended approval of the zoning change. Mr. Turner read the restrictions that are proposed for the type of businesses and stated the committee will give a recommendation but the City Council makes the final decision.

Those opposed to the zone change were: B.J. Smith, 224 W Johnson, Hewitt TX 76643, had concerns about spot zoning, improper setbacks for off street parking and no front or side yard.

Bob Pugh, 1168 Chapel Road, Waco, Texas 76712, had concerns of drainage issues, relocation of the fire department, property values and future decisions of the City Council on the zone change.

Lindsay Lee, 201 S. 2nd Street, Hewitt, TX 76643, had concerns of noise and safety of the neighborhood. She suggested using it as a canine training facility with the police department, donate the property to the church or make it a game hall.

Cynthia Stewart, 141 2nd Street, Hewitt, Texas 76643, had concerns about it being commercial, the ownership of the property, spot zoning and integrity of the neighborhood.

Leisa Russell, 201 S. 1st Street, Hewitt, TX, 76643, had concerns about property being zoned commercial, all the neighborhood attributes being lost, and the diminishing of property value.

Laurie Washburn, 124 W. Johnson Street, Hewitt, TX 76643, had concerns about ownership and value of the property. Mr. Adam Miles clarified the City of Hewitt does own the property.

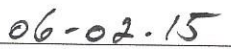
Charity Lenz, 132 W Johnson Street, Hewitt, Texas 76643, had concerns about neighborhood safety, parking issues, and drainage issues.

Charlie Turner stated the commission can make a recommendation but the ultimate decision is left to the City Council. Mr. Turner stated that he could recommend to City Council to include a sundown clause, and that if in six months the property does not get an offer to make it a residence, then it will automatically be zoned as the city proposed. This is a suggestion, not a motion. A motion by Kurt Krakowian to approve the zone request and recommend to City Council to limit the hours of operation, set restrictions on outdoor storage, all employee parking must be on site, minimize the noise or light pollution, not to exceed two signs on the building and no future expansion on the height of the building. Bobby Wolske seconded. Charlie Turner asked Mr. Krakowian if he would include the sundown clause or if this a straight out motion. Mr. Krakowian stated it would be a straight out motion. Four were in favor, Charlie Turner in opposition, motion passed.

Item #5. Consider and take appropriate action concerning request for an ordinance change to the City of Hewitt Ordinance Section 9.103. Walls and Fences. This was originally brought before the Board of Adjustment on March 19, 2015, for a commercial electrical fence and was approved. The board requested a change to the ordinance to reflect electric fencing requirements for commercial property. Adam Miles stated city staff recommends the ordinance change. A motion was made by Walt Peterson and seconded by Kurt Krakowian, all in favor, motion passed.

Item #6. Adjourn. Motion was made by Walt Peterson to adjourn the meeting at 8:11 P.M., all five in favor, motion passed.


Chair


Approved


Eva Marie Greenup, Zoning Secretary