

HEWITT TEXAS

Minutes of the Planning and Zoning Commission September 1, 2015 – 7:00 PM

Members present: Charlie Turner, John Baker, Bobby Wolske, Walter Peterson, Michael Hix, Jonathan Dulus

Members absent: Kurt Krakowian

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

Item #1. **Call Planning and Zoning Meeting to order.** *Charlie Turner called the meeting to order at 7:04 PM.*

Item #2. **Minutes.** *A motion was made by John Baker to accept but allow for corrections and seconded by Michael Hix. No corrections noted; all six in favor, motion passed. Minutes dated July 7, 2015 stand approved.*

Item #3. **Introduce and welcome Jonathan Dulus, newly appointed by City Council on June 20, 2015, to the Planning and Zoning Commission.** *Charlie Turner introduced and welcomed Jonathan Dulus to the Planning and Zoning Commission.*

Item #4. **Consider and take appropriate action concerning the request for a rezoning change on 13.000 acres of the 18.614 acres of land, legally known as the Carlos O'Campo Grant, Ellis Farms East Addition, Lot 3, Block 1 to the City of Hewitt, McLennan County, Texas being a subdivision of part of that called 63.210 acres of land, from C-2 (General Commercial District) to R-4 (Multiple Family Residential High Density District), as requested by James Vidrine, JEV Properties, L.P. Scott Case, Case & Associates Properties Inc., will present a site plan and renditions of the proposed project for the R-4 use.** *Scott Case with Case and Associates Properties addressed the board and public with the proposed rezoning request and had visuals on the proposed project. After Mr. Case introduced himself and his company he presented the site plan and renditions, Charlie Turner opened the public hearing for those wishing to speak in favor. The following appeared in favor: Steven Patrick, 1195 Fossil Rim Road, McGregor TX; James Vidrine, 504 Rowan Oak Drive; Scott Bryant, 124 Sweet Briar Circle. Charlie Turner opened the public hearing for those wishing to speak against. The following appeared against with concerns about depreciation of property values, excessive traffic, turning lane needed from Hewitt Drive at Ritchie and privacy due to the height of the apartments: Kurt Chunn, 125 Sweet Briar; Paula R. Smith, 132 Longwood Circle; Dena Fox, 121 Emmalyn Drive; Raynor Campbell, 136 Ellis Farm Road; Adlin Pabon, 148 Ellis Farms; Artin Culliton, 108 Sweet Briar; Penny Fisk, 104 Sweet Briar; Allan Wichkoski, 121 Hollygrove; Stephen Williams, 117 Emmalyn Drive; Floyd Woycheshin, 109 Emmalyn; Dena Davidson, 109 Emmalyn. Public hearing closed. In closing, Scott Case stated he would add a couple more garages and make a visual barrier so that tenants could not see in the backyard of homes.*

He further stated, he would remove any windows or patios as well. A motion was made by Bobby Wolske to approve with the caveat that the privacy issues on Ritchie Road would be addressed and seconded by John Baker; All six in favor, motion passed. Planning and Zoning Commission recommendation will be presented to City Council on September 21, 2015.

Item #5. Consider and take appropriate action concerning the Final Plat submitted for the 13.000 acres of the 18.614 acres, legally known as the Carlos O'Campo Grant, Ellis Farms East Addition, Lot 3, Block 1. *A motion was made by John Baker to approve subject to the caveat that the privacy issues on Ritchie Road would be addressed and seconded by Walter Peterson; All six in favor, Motion passed.*

Item #6. Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use.

Luke Morton with Morton Construction Holding LLC, 1639 Hannah Hill Road, Woodway TX, addressed the board and public with the proposed rezoning request. Charlie Turner opened the public hearing for those wishing to speak in favor. The following appeared in favor: Ed Robnett, 302 Ferguson Drive, Waco, TX. Charlie Turner opened the public hearing for those wishing to speak against. The following appeared against with concerns about depreciation of property values, lot size, deed restriction keeping it as R-1, excessive traffic and draining issues. George Eskew, Ruth Drive; Gene Kent, 521 N. Old Temple Road; Antonio Garcia 525 N. Old Temple Road; Norma Jean Bounds, 1652 Kirkland Hills, Axtell TX; Rolando Rodriquez, 331 E Chapman Road; Susan Mitchell, 522 N Old Temple Road. Miles Whitney spoke stating Luke Morton has not submitted any plats to the City and this was strictly a rezoning request. Michael Hix requested to see a plat of the property. Bobby Wolske expressed his disappointment of it being rezoned. Jonathan Dulus was concerned of the creek and storm water runoff. A motion was made by Walt Peterson to deny the request and leave it as R-1 and seconded by John Baker. All six in favor; motion passed. Planning and Zoning Commission recommendation will go before City Council on September 21, 2015.

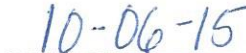
Item #7. Consider and take appropriate action concerning the Final Plat submitted for the Collier Addition Part III, Lots 1- 8 in Block 1; Lots 1-5 in Block 2 and Lots 1-8 in Block 3. *Tony Tomchesson, 981 Highway 56, Valley Mills TX, was present to answer any questions concerning the submitted Final Plat. Charlie Turner opened it up to the board for questions or discussions. A motion was made by John Baker to approve and seconded by Walt Peterson. All six in favor; motion passed.*

Item #8. Consider and take appropriate action concerning the Final Plat submitted for Park Place II Phase Five being a subdivision of 5.09 Acres out of the Carlos O'Campo Grant. *Tony Tomchesson, 981 Highway 56, Valley Mills TX, was present to answer any*

questions concerning the submitted Final Plat. Charlie Turner opened it up to the board for questions or discussions. A motion was made by Bobby Wolske to approve and seconded by John Baker. All six in favor; motion passed.

Item #9. Adjourn. *Motion was made by John Baker and seconded by Jonathan Dulus to adjourn the meeting at 8:54 PM; all six in favor, motion passed.*


Chair


Approved


Eva Marie Greenup, Zoning Secretary