

HEWITT TEXAS

Minutes of the Planning and Zoning Commission October 6, 2015 – 7:00 PM

Members present: Charlie Turner, John Baker, Bobby Wolske, Walter Peterson, Michael Hix, Kurt Krakowian

Members absent: Jonathan Dulus

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 7:01 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 September 1, 2015 stand approved.*

Item #3. **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. This request was brought before the Commission on September 1, 2015 and was denied. Luke Morton pulled the prior request and is reapplying to the Planning and Zoning Commission. The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall.** *Luke Morton with Morton Construction Holding LLC addressed the board and public with the proposed rezoning request. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. The following appeared against with concerns about depreciation of property values, traffic and draining issues. Mr. Gene Kent, 521 N. Old Temple Road, presented to the board signed petitions; Tim Mitchell, 522 N. Old Temple Road; Steve Wilbur, 328 Neely Road; Craig Waldrop, 128 Castleman Circle. Neither for or against was Adam Miles who addressed the concerns of spot zoning, the request meeting the R-1-G city ordinance and fire safety. Miles Whitney addressed questions from the board. A motion was made by Kurt Krakowian and seconded by John Baker to approve rezone request; those in opposition were Charlie Turner, Bobby Wolske, Michael Hix and Walter Peterson. Motion was denied. Planning and Zoning Commission recommendation will be presented to City Council on October 19, 2015.*

Item #4. Consider and take appropriate action concerning the request for a rezoning change on 94.43 acres in the Carlos O'Campo Grant, Abstract No. 32, McLennan County, Texas, being all of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249, being a portion of a called 154.9 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 200511040 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas, from M (Industrial) to BP (Business Park). The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, October 19, 2015 at 7:00 PM at Hewitt City Hall. *David Marek with the Wallace Group represented the Waco Industrial Foundation. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. A motion was made by John Baker and seconded by Kurt Krakowian. All six in favor, motion passed. Planning and Zoning Commission recommendation will be presented to City Council on October 19, 2015.*

Item #5. Consider and take appropriate action concerning the Preliminary Plat of Lots 1-3, Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas. *David Marek with the Wallace Group represented the Waco Industrial Foundation. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. A motion was made by Walter Peterson and seconded by John Baker. All six in favor, motion passed.*

Item #6. Consider and take appropriate action concerning the Final Plat submitted for the 25.00 acres, legally known as, Lot 1 Block 7, Texas Central South Addition, to the City of Hewitt, McLennan County, Texas, being a portion of the remainder of a called 173.240 acre tract described in a deed to Waco Industrial Foundation, recorded in Volume 736, page 249 and being the remainder of a called 3.765 acre tract described in a deed to Waco Industrial Foundation, recorded in MCC No. 2011011193, all of the official public records of McLennan County, Texas. *David Marek with the Wallace Group represented the Waco Industrial Foundation. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. A motion was made by Bobby Wolske and seconded by John Baker. All six in favor, motion passed.*

Item #7. Consider and take appropriate action concerning the Final Plat submitted For Imperial Estates Addition, Phase Eight. *Tony Tomchesson with Barnett Contracting, Inc. Represented Woody Butler Homes, Inc. Charlie Turner opened the public hearing for those wishing to speak in favor. No one appeared. Charlie Turner opened the public hearing for those wishing to speak against. No one appeared. Mike Hammond, 215 Sun Valley, asked to speak about drainage issues and stated he was not for or against. A motion was made by Kurt Krakowian and seconded by Michael Hix. John Baker and Walter Peterson were in opposition. Four in favor, two opposed, motion passed.*

Item #8. **Adjourn.** *A motion was made by John Baker and seconded by Walter Peterson to adjourn the meeting at 8:01 PM, all in favor, motion passed.*


Chair

11-03-15
Approved


Eva Marie Greenup, Zoning Secretary