



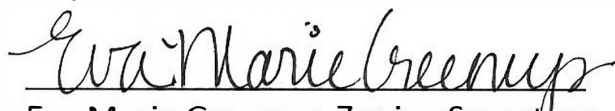
**NOTICE OF MEETING
OF THE PLANNING AND ZONING COMMISSION**

Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, October 4, 2016, at 6:00PM in the City Council Room at Hewitt City Hall, 200 Patriot Court, 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 the August 2, 2016, Planning and Zoning Commission regular meeting.
3. Discussion and possible action: Change an ordinance of the City of Hewitt, Texas Amending Code of Ordinances Appendix A – Zoning by Amending Section 2.101.1 R-1-G, Garden Home District. Change to amend the land area from three acres to between three and seven acres.
4. Discussion and possible action: Change the Zoning from R-1 Single Family District to R-1-G Garden Home District on property located in the Collier Addition, O'Campo C Abstract 32 Tract 1 +/- 2.27 Acres and Tract 18 +/- 2.39 Acres.
5. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on September 30, 2016.

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.

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Charlie Turner – Chairman

Bobby Wolske

John J. Baker

Kurt Krakowian

Michael Lee Hix

Walter H. Peterson

Jonathan Denton Dulus

CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION AUGUST 2, 2016 – 6:00PM

Members present: Charlie Turner, Walt Peterson, Kurt Krakowian, Michael Hix, Jonathan Dulus, John Baker

Members absent: Bobby Wolske

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

Item #1. Call Planning and Zoning Commission Meeting to order. *Charlie Turner called the meeting to order at 6:00PM.*

Item #2. Consider Approval of Minutes for the July 12, 2016, Planning and Zoning Commission regular meeting. *A motion was made by John Baker to accept but allow for corrections and seconded by Walt Peterson. No corrections noted; all five in favor, motion passed. Minutes dated July 12, 2016 stand approved.*

Item #3. Discussion and possible action: Change the Comprehensive Plan Future Land Use Map from Low Density Residential to Commercial on property located at the intersection of Old Temple and Spring Valley, more particularly described as, Lot 42 Block 3 Wintergarden Addition, being approximately +/- 1.6 acres. This item was tabled from the July 12, 2016 Planning and Zoning Commission meeting. *Motion was made by Walt Peterson to accept and seconded by Kurt Krakowian. All five in favor, motion passed. Recommendation will go before City Council Meeting on August 15, 2016.*

Item #4. Discussion and possible action: Change the Zoning from C-1 Restricted Commercial to C-O Outdoor Commercial property located at the intersection of Old Temple and Spring Valley, more particularly described as, Lot 42 Block 3 Wintergarden Addition, being approximately +/- 1.6 acres. This item

was tabled from the July 12, 2016 Planning and Zoning Commission meeting. *Those who spoke in favor: Joe Seeber, 506 Sun Valley Boulevard. Those who spoke against: Jerry Haun, 314 April Lane. Motion was made by John Baker to deny request and seconded by Jonathan Dulus. All five in favor, motion passed. Recommendation will go before City Council Meeting on August 15, 2016.*

Item #5. Discussion and possible action: New addition to the Code of Ordinances Appendix A Zoning, 2.107.MH manufactured home park district, to include Nonconforming Mobile Home Parks subsections (A)(B)(C)(D)(E). *Motion was made by Walt Peterson to accept request and seconded by John Baker. All five in favor, motion passed. Recommendation will go before City Council Meeting on August 15, 2016*

Item #6. Adjourn. *A motion was made by John Baker and seconded by Kurt Krakowian to adjourn meeting at 6:34PM, all five in favor, motion passed.*

Chairman

Date Approved


Eva Marie Greenup, Zoning Secretary

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF HEWITT, TEXAS
AMENDING CODE OF ORDINANCES APPENDIX A – ZONING
BY AMMENDING SECTION 2.101.1 R-1-G, GARDEN HOME
DISTRICT; PROVIDING FOR INCLUSION IN THE CODE:
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, Chapter 211 of the Texas Local Government Code authorizes the governing body of a municipality to regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures or land; and

WHEREAS, the City of Hewitt Planning and Zoning Commission and City Staff have carefully studied and recommend changes to the Garden Home District; and

WHEREAS, the City of Hewitt Planning and Zoning Commission held a meeting and a public hearing on October 4, 2016 on the proposed amendments, and voted unanimously to recommend approval of the proposed zoning ordinance change; and

WHEREAS, the City Council held a meeting and public hearing on October 17, 2016 to discuss and consider the proposed amendments to the Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF HEWITT, TEXAS:**

Section 1. Findings. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Council hereby further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this ordinance are reasonable and necessary to protect the public health, safety and quality of life.

Section 2.101.1 R-1-G Garden Home District.

Purpose of district: The purpose of the R-1-G, Garden Home District is to allow for a higher concentration of single-family homes per acre by reducing the minimum lot size and building set back requirements while maintaining quality architectural and landscape design.

A. [Generally.] The R-1-G Garden Home District is intended to be used in conjunction with and complimentary to other residential districts so as to allow development of smaller undeveloped tracts and or larger undeveloped tracts. Any other use of such land or premises shall be unlawful and in violation of the ordinance.

B. [Land area.] The land area for the creation of an R-1-G Garden Home District shall be between three and seven acres unless otherwise recommended by the planning and zoning commission and approved by city council.

C. Land use.

1. Single-family homes.
2. Private community buildings.
3. Private community swimming pools.
4. Private community recreational areas.

D. Minimum lots size is established.

1. Minimum lot area shall be 5,000 square foot.
2. Minimum lot width shall be 50 feet.
3. Minimum lot depth shall be 100 feet.
4. For lots with non-parallel side lot lines a minimum of 40 feet width at front building setback line as defined in section 12.102 of this ordinance.

E. Minimum yard sizes are established.

1. Front and rear yards shall have a minimum of 20 feet measured from the property line.
2. Interior lots shall have a minimum five-foot side yards as measured from the side property lines with a minimum separation between buildings of ten feet.
3. On a corner lot there shall be a side yard along the side street of not less than ten feet.

F. Maximum lot coverage.

1. No residential living unit shall contain less than 1,750 square feet in living area.

G. Other construction requirements.

1. Masonry veneering shall cover 100 percent of all exterior walls excluding doors and windows.
2. Maximum two stories or 37 feet six inches in height.
3. A maximum allowable percentage of opens for opposing exterior walls.
4. Structures shall be required to have an overall average roof pitch of no less than eight to 12.
5. A storm-water collection and dispersal system shall be installed.
6. A minimum of a two-car garage.
7. A minimum of two off-street parking spaces.

Section 3. Severability.

Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reason thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion of portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. Conflicts.

Any ordinance or portions of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict only.

Section 5. Effective Date.

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't Code*.

Section 6. Open Meetings.

It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chap. 551, Tex. Gov't Code*.

PASSED AND APPROVED THIS 17th DAY OF October 2016.

City of Hewitt, Texas

By: _____

ATTEST:

Lydia Lopez, City Secretary

APPLICATION REVIEW

Z-2016-6

HEARING DATE: October 04, 2016

1. **CASE #** Z-2016-6
PROPERTY ADDRESS: Collier Addition
LEGAL DESCRIPTION: O'Campo C Abstract 32 Tract 1 +/- 2.27 Acres and Tract 18 +/- 2.39 Acres

2. **APPLICANT:** Curt Liles
MAILING ADDRESS: 3508 Baylor Camp Rd. Crawford, TX. 76638

3. **REQUEST:**

ZONING:

From **R-1 SINGLE-FAMILY DISTRICT** to **R-1-G GARDEN HOME DISTRICT**

SUMMARY DESCRIPTION OF USES IN R-1-G: Garden Home District is to allow for a higher concentration of single-family homes per acre by reducing the minimum lot size and building set back requirements while maintaining quality architectural and landscape design.

Permitted Uses are as shown in Section 2.101.1(C).

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located within an area of residential uses. The large majority of the surrounding area is residential and commercial in nature.

PLANNING SERVICES RECOMMENDATION:

ZONING

The review and possible approval of this proposal should consider the following criteria:

- Will the proposed change enhance the site and the surrounding area
- Is the proposed change a better use than that recommended by the existing Future Land Use Map
- Will the proposed use impact adjacent residential areas in a negative manner, or will the proposed use be compatible with, and/or enhance adjacent residential areas
- Are the uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility
- Does the proposed change do an equally good job of achieving the Comprehensive Plan's other policies related to livability and growth
- Can the proposed use be served by available public facilities and services
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community, and would it contribute to the City's long-term economic well-being

Notices: 10 mailed; 0 returned,

CASE NO. Z-2016-6

ENGINEERING SERVICES DATA

1. Street condition: Good____ Acceptable____ Needs Reconstruction____
2. Street width: Existing: ROW__ Pavement

Required: ROW__ Pavement
3. Curb and Gutter:
Needs to be installed__X__ Exists____ Needs Reconstruction____
4. Drainage facilities will need to be addressed at the time of construction
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property.

Engineering Department comments and recommendations:

The city is currently working with the developer to acquire additional easements to remove an existing lift station on the property.

INSPECTION SERVICES REVIEW

Comments

No objections.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME:

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

Fire code section D107.1 states that developments where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: To be determined

Health Department Comments and Recommendations: None

POLICE DEPARTMENT REVIEW

No Comments

CASE #Z-2016-6

PROPERTY OWNERS LIST

Applicant: Curt Liles

Owner: Curt Liles

