

HEWITT TEXAS

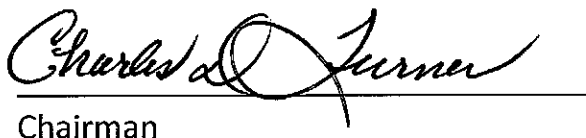
MINUTES OF THE PLANNING AND ZONING COMMISSION MAY 2, 2017 – 6:00PM

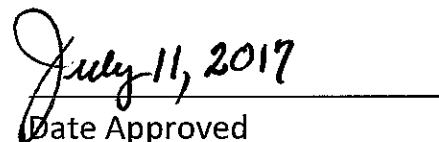
Members Present: Charlie Turner, Bobby Wolske, John Baker, Michael Hix
Members Absent: Walt Peterson, Kurt Krakowian, Jonathan Dulus
Staff Present: Tracy Lankford, Building Official, Miles Whitney, City Engineer, Eva Marie Greenup, Zoning Secretary

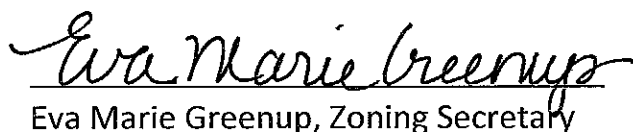
1. **Call Planning and Zoning Commission Meeting to order.** *Charlie Turner called the meeting to order at 6:00PM.*
2. **Consider Approval of Minutes for the January 3, 2017, Planning and Zoning Commission regular meeting.** *A motion was made by John Baker and seconded by Michael Hix to approve the minutes as submitted but allow for corrections; all four in favor, motion passed.*
3. **Discussion and possible action: Special Permit request for a Model home sales office by John Houston Custom Homes located at 204 Big Creek Loop, Hewitt Texas 76643, known as Sunflower Ridge Addition, Lot 8 Block 4, to the City of Hewitt as recorded in McLennan County Clerk's document 2017007703 of the Official Public Records of McLennan County, Texas.** *Speaking in favor was Jason Cooper, 107 Westridge Lane, Woodway. Those speaking against: NONE. A motion was made by John Baker and seconded by Bobby Wolske to approve the motion; all four in favor, motion passed. This recommendation will go before City Council on May 15, 2017.*

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4. **Discussion and possible action: R-1 Single Family Residential to C-2 General Commercial** on property located at 510 Spring Valley Boulevard, Hewitt Texas 76643, known as O'Campo C A-32 Tract 14 0.99+/- Acres as recorded in McLennan County Clerk's document 2012018672 of the Official Public Records of McLennan County, Texas. *Speaking in favor was Sean Gathright, 510 Sun Valley Boulevard. Those speaking against: Randy Luster, 402 Ivy Lane. A motion was made by John Baker and seconded by Bobby Wolske to deny the motion; all four in favor, motion passed. Recommendation will go before City Council Meeting on May 15, 2017.*
5. **Discussion and possible action: Revision of City of Hewitt Ordinance for Hewitt Water Detail layouts for Typical Water Service-Elevation; Single Water Service Plan; Double Water Service Plan; 2" Water Service Elevation-Residential Use Only, Chapter 38.28.17 FLOODS, PART IV. DRAINAGE STANDARDS, I. Monuments and Iron Pins.** *Miles Whitney was present to answer any questions pertaining to the ordinance update. A motion was made by John Baker and seconded by Michael Hix to approve the motion; all four in favor, motion passed. Recommendation will go before City Council Meeting on May 15, 2017.*
6. **Adjourn.** *A motion was made by John Baker and seconded by Bobby Wolske to adjourn the meeting at 6:47PM, all four in favor, motion passed.*


Chairman


Date Approved


Eva Marie Greenup, Zoning Secretary