

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION October 2nd, 2018 – 6:00PM

Members Present: John Baker, Bobby Wolske, Jonathan Dulus, Jim Pless, Michael Lee Hix
Members Absent: Walter Peterson, Charlie Turner
Staff Present: Tracy Lankford, Community Development Director, Jared DeVries, Zoning Secretary, Miles Whitney, City Engineer

1. **Call Planning and Zoning Commission to order.** *John Baker called the meeting to order at 6:00 PM.*
2. **Consider Approval of Minutes for the September 4th Planning and Zoning Commission regular meetings.** *A motion was made by Michael Lee Hix and seconded by Jim Pless to approve the minutes as submitted but allow for corrections; all five in favor, motion passed.*
3. **PUBLIC HEARING: Discussion and possible action: Change the Comprehensive Plan Future Land Use Map from R-1 Single Family Residential District to P-R Planned Residential District for the O'Campo C A-32 Tract 35 Acres 5.341, being the southeast corner of Panther Way and East Lindenwood.** *Speaking in favor: Mark Bowles, 1957 Hambleton Drive, Lorena, Texas. Mr. Bowles prepared a presentation for the Commission. Randy Reid, 275 Settlers Creek Trail, Woodway, Texas. Mr. Reid says that he represents the owner of the property and that it makes sense to develop duplexes here.*

Speaking against: Laura Stevener, 133 Lindenwood Lane North, Hewitt, Texas. Her concerns are overflow parking, trash pick-up, onsite lighting and management for the development. Gary Krueger, 141 Lindenwood Lane North, Hewitt, Texas. His main concern is traffic in the area. Brittany Gilton, 149 Lindenwood Lane North, Hewitt, Texas. Her concerns are the lights,

potential sanitation issues, and traffic in the area. She is also concerned about the impact on property values. Areli Lopez, 157 Lindenwood Lane North, Hewitt, Texas. Her concerns reflect the adverse impact on neighborhood safety and privacy. She wants to learn more about the development.

Speaking in favor through rebuttal: Mark Bowles, 1957 Hambleton Drive, Lorena, Texas. Says that the development is a \$3 million project and will be professionally managed. The development also accommodates safety and privacy through a privacy fence. Parking will be managed and accounted for. Randy Reid, 275 Settlers Creek Trail, Woodway, Texas. Says that this development will not impact property values and understands concerns.

Speaking against through rebuttal: Laura Stevener, 133 Lindenwood Lane North, Hewitt, Texas. Asks about plans for greenspace, landscaping, noise-management and traffic. Brittany Gilton. Says that she appreciates, though does not agree with [Randy Reid's] opinion on property values.

Speaking in favor, final rebuttal: (NONE). John Baker asks for City recommendation. Miles Whitney, City Engineer, reflects on plat review for rezoning. Garbage pickup has not yet been discussed for the property.

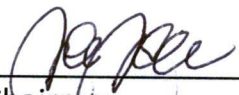
A motion was made by Bobby Wolske to approve and seconded by Jim Pless. Four in favor, one against, motion carries. Recommendation will go before City Council Meeting on November 5th 2018.

- 4. PUBLIC HEARING: Discussion and possible action: Consider a request of Cassandra Nunley, by Mark Bowles to change the zoning of O'Campo C A-32 Tract 35 Acres 5.341, being the southeast corner of Panther Way and East Lindenwood, from R-1 Single Family Residential District to P-R Planned Residential District, with a variance from the 5 acre minimum area requirement for residential development. Speaking in favor: Randy Reid, 275 Settlers Creek Trail, Woodway, Texas. Requests that the change in zoning is in accordance to the Comprehensive Plan. Speaking against: (NONE).**

Tracy Lankford, Community Development Director makes a comment that the requested zone change is a two-part sequence for planned developments. If approved, the proceeding would allow the development to

proceed further with the plan to be approved by the Planning and Zoning Commission and City Council once final plans are submitted. A motion was made by Bobby Wolske and seconded by Michael Lee Hix. Four in favor, one against, motion carries. Recommendation will go before City Council Meeting on November 5th, 2018.

- 5. Adjourn.** *A motion was made by Jim Pless and seconded by Jonathan Dulus to adjourn the meeting at 6:39PM. All five in favor, motion passed.*



Chairman

4/2/2019

Date Approved



Jared DeVries, Zoning Secretary