

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION February 5th, 2019 – 6:00PM

Members Present: Chairman Charlie Turner, John Baker, Jim Pless, Walter Peterson, Jonathan Dulus, Michael Lee Hix

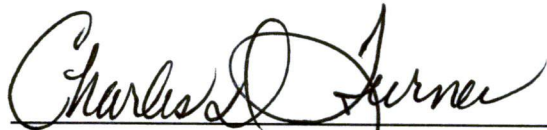
Members Absent: Bobby Wolske

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

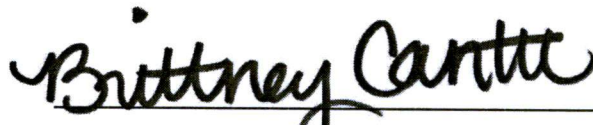
1. **Call of Planning & Zoning Commission Meeting to Order.** *Chairman Charlie Turner Called the meeting to order at 6:00pm.*
2. **Consider Approval for Minutes of past 2 P&Z meetings: September 4th, 2018 and October 2, 2018.** *A motion was made by John Baker to approve meeting minutes, but needing to correct the minutes of October 2, 2018, #5 Adjourn. John Baker stated he did not make the motion to adjourn this meeting, and it was agreed that Jim Pless motioned and Walter Peterson seconded the motion for meeting adjournment. Pending these changes, motion was made by John Baker and seconded by Jonathan Dulus to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing: Change the Comprehensive Plan Future Land Use Map & possible zoning designations of Lot 1A, Block 4 Four Seasons Addition from Office Area to High Density Residential, and Lot 2, Block 1 Four Seasons Addition from Low Density Residential to High Density Residential. Both lots are located on Panther Way.** *Speaking in favor: Anthony Tomchesson, engineer for the project, residing at 981 FM 56, Valley Mills, Texas. Mr. Tomchesson states that this project will tie in with the previous project that was passed by P&Z and council in 2016. Russ Davis, owner of RG Plus LLC, general contractor on project and owner of property, residing at 367*

Broughton Dr, Woodway, Texas. Mr. Davis re-iterated what Mr. Tomchesson stated before him. Chairman Charlie Turner called for all of those against the project to come speak, no one came forward. Public hearing closed at 6:08 pm.

4. **Discussion and possible action: Change the Comprehensive Plan Future Land Use Map and possible zoning designations on Lot 1A, Block 1 Four Seasons Addition from Office Area to High Density Residential, and Lot 2, Block 1 Four Seasons Addition from Low Density Residential to High Density Residential. Both lots are located on Panther Way.** *Chairman Charlie Turner asked for the City's recommendation on this project. Tracy Lankford, Director of Community Development, stated that back in June of 2016, the first request by the developer was recommended to Council for approval from Planning & Zoning, council approved request. This second request is for the remaining adjacent tracts that the developer now owns. The City originally had concerns about these landlocked tracts due to traffic, water, and safety concerns. These additional lots addressed concerns those concerns. Jim Pless asked a question regarding the floodplain map that was shown, Tony Tomchesson explained that the previous floodplain map from 2016 showed that property would be in a floodplain, but newer map only shows a tiny sliver of a drive in the floodplain, and Mr. Tomchesson has no issues foreseen with this. A motion was by John Baker to recommend approval, seconded by Jim Pless. All six in favor, motion carries. Recommendation will go before City Council on February 18, 2019.*
5. **Discussion and possible action: Change the Zoning on Lot 1A, Block 1 Four Seasons Addition from R-1 Single-Family Residential to R-4 Multi-Family Residential, and Lot 2, Block 1 Four Seasons Addition from C-2 General Commercial to R-4 Multi-Family Residential. Both Lots are located on Panther Way.** *A motion was made by John Baker to recommend approval, seconded by Jonathan Dulus. All six in favor, motion carries. Recommendation will go before City Council of February 18, 2019.*
6. **Adjourn.** *A motion was made by John Baker and seconded by Jonathan Pless to adjourn the meeting at 6:14 pm. All six in favor, motion passed.*


Chairman

3/5/2019
Date Approved


Brittney Cantu, Zoning Secretary