

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

May 7th, 2019 – 6:00PM

Members Present: Chairman Charlie Turner, John Baker, Bobby Wolske, Jonathan Dulus

Members Absent: Jim Pless, Walt Peterson, Michael Hix

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

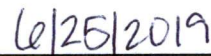
1. **Call of Planning & Zoning Commission Meeting to Order.** *Chairman Charlie Turner Called the meeting to order at 6:00PM.*
2. **Consider Approval for Minutes of for the April 2, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Bobby Wolske, to approve the minutes as submitted but allow for corrections. All four in favor, motion passed.*
3. **Public Hearing: Consider a request of Chuck Walker to change the zoning of Sprowles J A-817, Tract 1, located at 1725 W Spring Valley Rd, from R-1 to C-2.** *Speaking in favor: Chuck Walker, potential property owner of requested project, residing at 1240 Estes Road, Lorena, Texas. Mr. Walker is in the process of buying the land at 1725 W. Spring Valley so that he can build storage units. The existing structure is an old church in which he plans to remodel for a possible office area. Mr. Walker feels like adding storage units on this property will be in line with the growth and development of the City of Hewitt. Also speaking in favor: Kyle Lands, residing at 254 Warren Road, Lorena, Texas. Mr. Lands owns acreage at 1711 W Spring Valley and agrees that this project request will help the City of Hewitt to grow. Chairman Charlie turner asked if anyone is wanting to speak against this project request. No one came forward. Public hearing ended at 6:05PM.*
4. **Discussion and possible action: Consider a request of Chuck Walker to change the zoning of Sprowles J A-817, Tract 1, located at 1725 W Spring Valley Rd, from R-1 to C-2.** *Bobby Wolske asked the question of where exactly this property was, and Mr.*

Walker answered where it was, and that there was an old church on the property. Mr. Wolske also asked in a flood plain, to which Mr. Walker stated that it does not show to be, but he is aware that there are issues when there are heavy rains. Chairman Charlie Turner asked Tracy Lankford, Director of Community Development, for the City's opinion and recommendation of the project. Mr. Lankford stated that this project compliances with the land use map. There may be issues that arise with drainage or with water lines, but the staff recommends approval of this request. John Baker made a motion to recommend approval, seconded by Jonathan Dulus. All four in favor, motion carries. Recommendation will go before City Council on May 13, 2019.

5. **Adjourn.** Prior to adjourning the meeting, Chairman Charlie Turner asked if he could read a statement he prepared. Mr. Turner stated he is stepping down from his position as Chairman and member of the Planning and Zoning Commission, as the May 4, 2019 election results declared him the new Councilman for the City of Hewitt in Ward 1. After reading this statement, John Baker motioned, seconded by Bobby Wolske to adorn the meeting at 6:10PM. All four in favor, motion passed.



Chairman



Date Approved



Brittney Cantu, Zoning Secretary