

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

June 25th, 2019 – 6:00PM

Members Present: John Baker, Michael Hix, Walt Peterson, Jim Pless, Bobby Wolske

Members Absent: Jonathan Dulus

Staff Present: Tracy Lankford, Community Development Director
Miles Whitney, City Engineer
Brittney Cantu, Zoning Secretary

- 1) **Call of Planning & Zoning Commission Meeting to Order.** *Walt Peterson called the meeting to order at 6:29PM.*
- 2) **Consider Approval for Minutes of for the May 7, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by John Baker, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
- 3) **Discussion, consideration, and action on designating a new Chairman for the Planning and Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.** *John Baker made a motion to elect Jonathan Dulus, seconded by Walt Peterson, but due to Dulus being absent, Baker withdrew motion and Commission agreed to table this discussion until the next meeting.*
- 4) **Public Hearing to consider the following requests:**
 - a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.**
Speaking in favor: Jacob Bell, Walker Partners, 832 Washington Ave, Waco, Texas, representing the developer wanting this zoning change. States this property is limiting of the standard R-1 layout. R-1-G would work better with this land. Members of the audience asked Mr. Bell about projected price point, answer was 1800 – 2200 square foot homes at about \$150 – \$160 per square foot. Asked if

this will be privacy fenced in, answer was yes. Concern of audience member regarding drainage in Sunflower Ridge due to more tightly spaced homes, more concrete. Mr. Bell does not anticipate proposed development to cause issues with drainage with the flow going away from Sunflower Ridge.

Speaking against: Leon Williams, 129 Foxglove, Hewitt, Texas, states he is not opposed, but concerned about deteriorating value of homes in Sunflower Ridge. John Patenaude, 343 April Lane, Hewitt, Texas, states he is not completely against, but concerned about drainage issues this may cause on April Lane. Patricia Verhulst, 257 Big Creek Loop, Hewitt, Texas, states she is concerned with drainage issues in Sunflower Ridge and future development of 90 acres to the south of proposed development.

City Comments: Miles Whitney states City has seen only conceptional plan, no engineering plans.

b) Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.

Speaking in favor: Navin Sharma, 2621 Concho Bend Drive, Waco, Texas, states he wants to change the land use and zoning from C-2 to R-4. Property has been vacant, sits off of Hewitt Drive behind Café Cappuccino. Mr. Sharma states with other multi-family nearby, it would be a good fit for this property to be residential.

Speaking against: Roy Harris, 9134 Darby Lane, Woodway, Texas, states changing to high-density would cause drainage and infrastructure issues, and this land is best suited for commercial. Aaron Anderson, Cromwell Company, managers of Regal Village HOA, states this land does not have enough land for multi-family homes, not the right area for this type of development. Nadine Johnson, 9107 Darby Lane, Woodway, Texas, states she is concerned people would be able to see into her property, drainage, safety. Gwynn Dunham, 9006 Darby Lane, Woodway, Texas, concerned about safety. Stephanie Turner, owner of 9104 & 9027 Darby Lane, Woodway, Texas, concerned about maintaining value of surrounding properties, safety. Gordon Ledford, 9105 Darby Lane, Woodway, Texas, concerned about flooding and drainage. Linda Tonkin, 9128 Darby Lane, Woodway, Texas, concerned about traffic and safety.

City Comments: Miles Whitney states City has only received zoning request change, no conceptual plans. Cannot address any issues on drainage or traffic at this time.

c) Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4. Walt Peterson called for

those speaking in favor or against, no one came forward. Public Hearing closed at 7:13PM.

5) **Discussion and possible action to consider the following requests:**

- a) **Jacob Bell, P.E. Walker Partners, LLC, on behalf of Phillip Neely, property owner of C. O'Campo Survey A-32 6.5 Acres, to rezone property from R-1 to R-1-G.** *Motion made by John Baker, seconded by Bobby Wolske to recommend approval. All five in favor, motion to go before City Council July 1.*
- b) **Navin Sharma to change the future land use designation of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from Retail to High Density Residential.** *Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.*
- c) **Navin Sharma to change the zoning of vacant land located at Texas Central Industrial Block 6 Lot 17 2.94 Acres from C-2 to R-4.** *Motion made by John Baker, seconded by Bobby Wolske to deny recommendation of approval, along with Walt Peterson and Jim Pless. Michael Hix for approval of request. Vote is 4 against, 1 in favor, motion denied by Commision, but still to appear before City Council July 1.*

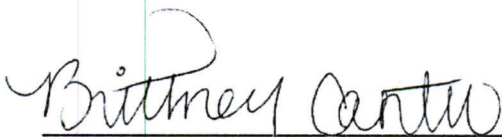
6) **Adjourn.** *Motion made by John Baker, seconded by Bobby Wolske to adjourn meeting. All five in favor, meeting adjourned at 7:17PM.*



Interim Chairman



Date Approved



Brittney Cantu, Zoning Secretary