

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

August 6th, 2019 – 6:00PM

Members Present: John Baker, Bobby Drake, Jonathan Dulus, Michael Hix, Walt Peterson, Bobby Wolske

Members Absent: Jim Pless

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

- 1) **Call of Planning & Zoning Commission Meeting to Order.** *Walt Peterson called the meeting to order at 6:00PM.*
- 2) **Consider approval of minutes for the June 25, 2019 Planning and Zoning Commission special called meeting.** *A motion was made by John Baker, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
- 3) **Discussion, consideration, and action on designating a new Chairman for the Planning & Zoning Commission due to former Chairman Charlie Turner winning the May 4, 2019 election for Councilman of Ward 1 for the City of Hewitt.** *Walt Peterson opened the discussion up for any nominations. No one stepped forward, Peterson said he would take the Chairman position if no one objects. John Baker motioned for nomination, seconded by Bobby Wolske, to designate Walt Peterson as the new Chairman for the Planning and Zoning Commission. All six in favor, motion passed. Walt Peterson is the new chairman effective immediately.*
- 4) **Public Hearing: Consider a request of Clark & Fuller for a variance to Section 6.03.C.1 on Moonlight Park Addition Phase 2. The variance request is to drainage requirements of the Subdivision Ordinance.** *Public hearing opened at 6:03PM.*
Speaking in favor: *Justin Fuller, Clark & Fuller, 215 N Main Street, Temple, Texas, 76501. The subdivision of Moonlight Park Phase 2 has an existing drainage channel*

that has been determined to be a jurisdictional waterway by the Waters of the U.S. Federal law states that they cannot disturb this existing waterway since it is a jurisdictional waterway. The City of Hewitt subdivision ordinance states that a drainage channel must be concreted, however, Mr. Fuller is asking for a variance since this is a Federally protected waterway. Jonathan Dulus asked if there are any other materials that can be used such as any rip-rap style; Fuller said that since it is Federally protected, it cannot be disturbed unless there is a nationwide permit with a really good reason needing to have up to 300' disturbed.

Speaking against: Diana Bracciale, 916 Stoneridge Dr, Hewitt, Texas, 76643. States her and her neighbors are concerned that this will cause drainage issues in the neighborhood; they do not want any additional runoff in their subdivision causing flooding issues. Asked for more insight as to what is being done. Tracy Lankford, Community Development Director, explains that the drainage on the new subdivision is being designed to drain to the south, and not towards the Stoneridge Subdivision that Bracciale is residing in. The drainage from the Stoneridge Subdivision actually goes through the new Moonlight Subdivision towards the south. Federal law states that they cannot concrete the drainage channel. Variance only being asked so that they are not in violation of Federal law. The drainage way that is there will be cleaned up, widened, and to allow for migration of this channel to handle the waterflow. Mr. Fuller shows where the existing drainage channel is on the new Moonlight Park Subdivision and where the Stoneridge Subdivision drains to that existing channel. Fred Clement, 504 Glenleigh, Hewitt, Texas 76643, asks if there has been a study done showing the impact of the drainage ditch. Mr. Lankford states that the engineers are looking into this. Mr. Fuller states they have done drainage calculations of the whole property, both as it is now, and how it is will be once developed. They do not foresee any drainage issues based on the calculations. Mr. Peterson asked if there were any others wishing to speak, no one came forward. Public hearing closed at 6:15PM.

- 5) **Discussion, consideration, action if any: Consider a request of Clark & Fuller for a variance to Section 6.03.C.1 on Moonlight Park Addition Phase 2. The variance request is to drainage requirements of the Subdivision Ordinance. Motion was made by John Baker, seconded by Michael Hix, to recommend approval. All six in favor, motion to go before City Council August 12.**

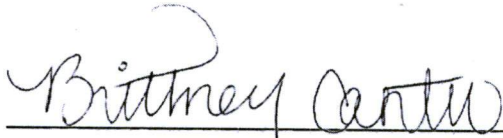
- 6) **Adjourn.** Motion made by John Baker, seconded by Jonathan Dulus to adjourn the meeting. All six in favor, meeting adjourned at 6:17PM.



Walt Peterson, Chairman



Date Approved



Brittney Cantu, Zoning Secretary