

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

November 5, 2019 – 6:00PM

Members Present: Chairman Walt Peterson, John Baker, Bobby Wolske, Jonathan Dulus, Bobby Drake (came in late 6:05PM)

Members Absent: Mike Hix

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

- 1) **Call Planning and Zoning Commission Meeting to order.** *Chairman Walt Peterson called the meeting to order at 6:00PM.*
- 2) **Consider approval of minutes for the October 1, 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. (Bobby Drake came in 6:05PM, not present to vote).*
- 3) **Public Hearing: Consider a request of Mark Bowles, on behalf of Flora Athey, to change the Comprehensive Future Land Use map of property located at 501 & 551 Spring Valley Road, better known as Athey Acres Addition Block 1 Lots 2 & 3, from Commercial to Medium Density Residential.** *Public hearing at 6:02PM. Speaking in favor: Mark Bowles, residing at 1957 Hambleton Dr., Lorena, Texas. Mr. Bowles is wanting to put 15 duplexes on this land similar to his project on Panther Way in construction. Duplexes would be all brick construction, single car garages, 3 bedrooms, 2 baths, 1600 square foot living space. Utilities on property are already in place. Anthony Tomchesson, residing at 981 FM 56, Valley Mills, Texas, engineer on project. Mr. Tomchesson states this is a good use of the land to have duplexes to soften the density as Spring Valley Road goes from commercial property to single family homes. Speaking against: Billy Laughlin, residing at 428 Spring Valley Road, Hewitt, Texas. Mr. Laughlin was not against having this property zoned residential, as he did not like it being zoned commercial, but was concerned about safety and traffic flow going in front of his house, especially during high traffic times. No others*

came forward to speak, public hearing closed at 6:19PM.

- 4) Discussion and possible action:** Consider a request of Mark Bowles, on behalf of Flora Athey, to change the Comprehensive Future Land Use map of property located at 501 & 551 Spring Valley Road, known as Athey Acres Addition Block 1 Lots 2 & 3, from Commercial to Medium Density Residential. *Walt asked Tracy Lankford, Community Development Director, for the City's opinion regarding this change. Mr. Lankford stated the City does not have any issues with this project and is not opposed to the change. A motion was made by John Baker, seconded by Bobby Wolske, to recommend approval. All five in favor, motion to go before City Council November 18, 2019.*
- 5) Public Hearing:** Consider a request of Mark Bowles, on behalf of Flora Athey, to change the zoning of 501 & 551 Spring Valley Road, known as Athey Acres Addition Block 1 Lots 2 & 3, from C-O Outdoor Commercial District to R-3 Multi-family Low Density District. *Public hearing at 6:21PM. Speaking in favor: Mark Bowles, residing at 1957 Hambleton Dr., Lorena, Texas. Mr. Bowles reiterated his previous comments, as well as added he has met with the State Highway Department about traffic concerns. This project location has a 30 foot right of way entrance and all the homes are set approximately 50 – 60 feet off of Spring Valley Road. Anthony Tomchesson, residing at 981 FM 56, Valley Mills, Texas. Mr. Tomchesson stated he has visited with TXDOT regarding the entrance to duplexes, wanting to align with Attaway for a true intersection. Walter Athey, residing at 40997 Southwinds Dr., Lorena, Texas, representative of the Flora Athey Estate. Mr. Athey thinks re-zoning from C-O to R-3 is a better fit for the surrounding community and welcomes the proposed development. Thinks this will spark interest in developing the surrounding properties. Speaking against: Billy Laughlin, residing at 428 Spring Valley Road, Hewitt, Texas. Mr. Laughlin reiterated his previous concerns regarding traffic and overall safety. No others came forward to speak, public hearing closed at 6:28PM.*
- 6) Discussion and possible action:** Consider a request of Mark Bowles, on behalf of Flora Athey, to change the zoning of 501 & 551 Spring Valley Road, known as Athey Acres Addition Block 1 Lots 2 & 3, from C-O Outdoor Commercial District to R-3 Multi-family Low Density District. *A motion was made by John Baker, seconded by Bobby Wolske, to recommend approval. All five in favor, motion to go before City*

Council November 18, 2019.

- 7) Adjourn.** *A motion was made by John Baker, seconded by Jonathan Dulus, to adjourn the meeting. All five in favor, meeting adjourned at 6:30PM.*



Walt Peterson, Chairman

03-03-20

Date Approved



Brittney Cantu, Zoning Secretary