

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

John Baker

Paul Lasater

Bobby Drake

Michael Lee Hix

Jonathan Denton Dulus

Bobby Wolske

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt on **Tuesday, January 7, at 6:00PM in the City Council Chambers at Hewitt City Hall, located at 200 Patriot Court, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider approval of minutes for the November 5, 2019 Planning and Zoning Commission regular meeting.
3. **Public Hearing:**
 - a) Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail
 - b) Consider a request of David Hodson to change the zoning 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from R-1 Single Family Residential to C-1 Restricted Commercial District.
(Note: The Comprehensive Future Land Use Map change request is required since the zoning request does not follow the current City Comprehensive Future Land Use Map.)
4. Discussion and possible action: Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.
5. Discussion and possible action: Consider a request of David Hodson to change the zoning of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1 from R-1 Single Family Residential to C-1 Restricted Commercial District.

6. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall before 5:00PM on January 3, 2020.

Brittney Cantu, City of Hewitt Zoning Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print Braille, are requested to contact the Zoning Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.



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

Date Approved

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

City of Hewitt

Application for Amendment of the Zoning Ordinance
To the Planning & Zoning Commission and the City Council

Legal Description of Property:

508 SUN Valley Blvd Hewitt TX 76643 .99 acres

Describe the location of the property as submitted by this application. This may be in the form of a street address, general physical description, or nearest intersection.

There is also a 508A & A 508C SUN Valley Blvd Hewitt TX, this new addition would be on 508C

Zoning Change From Residential to Using it AS AN AirBnB
R-1

C-1 Restricted Commercial

Please describe the interest in property:

2 Bedroom 1 Kitchen 2 Bathroom & Living Room
With a Laundry Room 1,000 to 1200 Square Feet
Using this AS AN AirBnB

Existing Building(s) on Property: 3 Homes on property with one 3 car garage

Total sq. ft. of all buildings on property: 1500, plus 1,000, plus 1500, plus 3 car garage 1,000
5,000 Total Square Feet

Please provide the following recording information and a copy of the document (s) listed below with this application:

Ownership (deed): Doc. #/MCC No. 2015001712

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule):

December 3, 2019

January 7, 2020

The rezoning application must be completed along with the following required information:

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 1 copy of building plans, if existing building(s) exist.
4. Non-refundable application fee (see Fee Schedule).
5. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see Meeting Schedule).

I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning & Zoning Commission hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing, the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning & Zoning Commission and the City Council.

I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: David R Hadson Phone No. 254-722-6576
Mailing Address: 508 C Sun Valley Blvd City: Hewitt State: TX Zip: 76643
Email Address: hodlu@aol.com
Signature of Property Owner: [Signature] Date: 10/21/2019

Name of Applicant/Representative David R Hadson Phone No. 254-722-6576
Mailing Address: 508 C Sun Valley Blvd City: Hewitt State: TX Zip: 76643
Email Address: hodlu@aol.com
Signature of Applicant/Representative: [Signature] Date: 10/21/2019



APPLICATION REVIEW

Z-2020-1

CASE #: Z-2020-1

NOTICES: 6 mailed; 0 returned

HEARING DATE: January 20, 2020

PROPERTY ADDRESS: 508 Sun Valley

LEGAL DESCRIPTION: O'Campo C A-32 Tract 1

Owner: David R Hodson

APPLICANT: David R Hodson

MAILING ADDRESS: 508C Sun Valley Blvd, Hewitt, TX 76643

COMPREHENSIVE PLAN FUTURE LAND USE PLAN STAFF REVIEW:

The City of Hewitt adopted "Comprehensive Plan 2022", a Comprehensive Plan for the City of Hewitt, Texas, under Ordinance No. 2003-04-21, on April 21, 2003. When a zoning change is received, the City evaluates it to determine whether it is consistent with the Comprehensive Plan. This evaluation will be based on the goals and objectives and policies of the plan, as well as the land use categories depicted on the Future Land Use Map. A zoning change proposal has been submitted by the applicant that is not consistent with the Comprehensive Plan. The City may consider upholding the current land use category or a change in the plan's Future Land Use Map.

LAND USE DESIGNATION REQUEST:

The applicant is requesting a land use designation change from Low Density Residential to Retail.

ZONING:

The applicant requests a zone change from R-1 Single-family Residential to C-1 Restricted Commercial District.

SUMMARY DESCRIPTION OF USES IN C-1: The purpose and intent of the "C-1 restricted commercial district" is to provide for compatible land, building and structure uses primarily oriented to select retail convenience goods and services which supply the daily needs of residential

neighborhoods, including neighborhood shopping centers; select low intensity office uses; and select community facility uses. The locational characteristics of this district are generally confined to limited intersection locations of collector streets and thoroughfare streets; within residential "planned unit development" projects; and as a transition district between residential districts and higher intensity commercial and industrial districts.

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of commercial mixed with residential uses. The majority of the surrounding properties are residential and commercial based. This property borders on residential use to the west and commercial uses to the north and east.

STAFF RECOMMENDATION

ZONING:

Planning Services recommends **approval** of this request to change the zoning from **R-1** to **C-1** based on the following finds:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in C-1 zoning district.
- 3) The property meets all the size and width requirements for C-1 zoning.
- 4) The property is located along Sun Valley Boulevard.

TRAFFIC DATA:

- 1) Description of the adjacent street system:
Road: Sun Valley Blvd
Classification: Arterial
Number of Lanes: 5
Average Daily Traffic: data not available

- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: none
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access Problems: no
 - b) Increased Traffic Congestion: Minimal
 - c) Pedestrian Traffic: no
 - d) Visibility Problems: no
- 4) Traffic Department comments and recommendations: No significant traffic impact anticipated.

PUBLIC WORKS DATA:

- 1) Street Condition: ☒ Good ☐ Acceptable ☐ Needs Reconstruction
- 2) Street Width:
Existing: ROW 100' Pavement 65'
Required: ROW 100' Pavement 65'
- 3) Curb and Gutter: ☐ Does Not Apply ☐ Needs to be installed ☒ Exists
☐ Needs Reconstruction
- 4) Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
- 6) Sewer is available on the property.
- 7) Community Services comments and recommendations: The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW:

No comments.

FIRE DEPARTMENT REVIEW:

Anticipated Fire Response Time:

Is the Fire Response Time Adequate? ☒ Yes ☐ No

Fire Department Comments and Recommendations: No Additional Comments

MCLENNAN COUNTY HEALTH DISTRICT REVIEW:

Inspection/Permit Required? [] Yes [X] No

Date of Inspection: N/A

Comments: No Additional Comments

POLICE DEPARTMENT REVIEW:

No Comments.