

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 7, 2020 – 6:00PM

Members Present: John Baker, Bobby Drake, Jonathan Dulus, Michael Hix, Paul Lasater, Bobby Wolske

Members Absent: Chairman Walt Peterson

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

1. **Call of Planning & Zoning Commission Meeting to Order.** *Acting Chairman John Baker called the meeting to order at 6:00pm.*
2. **Consider approval of minutes for the November 5, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by Bobby Wolske, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
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.** *Public Hearing for Part A opened at 6:03PM. Speaking in favor: David Hodson, residing at 508C Sun Valley Blvd, Hewitt, TX. Mr. Hodson is the owner of the property and also resides at the residence. He is wanting to build a new dwelling on the property to use for an Air B&B, as well as have for his family to use when they come to visit out of town. Due to the property already having three separate dwellings, adding another dwelling is needing a zoning change to fall more in line with a motel/hotel. No one speaking against, Part A public hearing closed 6:09PM.*
 - 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.) Public Hearing for Part*

B opened at 6:09PM. Speaking in favor: David Hodson, residing at 508C Sun Valley, Hewitt, TX. Mr. Hodson reiterated what he said before about using property as an Air B&B and for his family when they are in town. No one speaking against, Part B public hearing closed at 6:11PM.

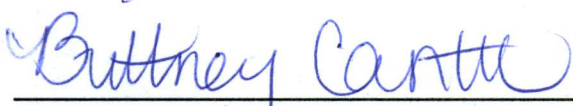
4. **Discussion and possible action: Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** Question from Paul Lasater regarding if this property was re-zoned to commercial, and it was sold down the line, what could go in this place. Tracy Lankford, Community Development Director, said that if this is approved for a C-1 zoning change, and it was ever re-sold, anything that fits in the C-1 zoning would be allowed here. Paul Lasater asked a question regarding how taxes worked, and if there are any rules in place that the renters know prior to reserving. David Hodson answered that when someone books via Air B&B, they have to read and agree to all rules that are in place such as no parties, no smoking, etc. The money is paid to Air B&B and they distribute the money to Mr. Hodson, and also the City for their portion of the Hotel/Motel Tax. A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.
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.** A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.
6. **Adjourn.** A motion was made by Michael Hix, seconded by Jonathan Dulus, to adjourn the meeting at 6:22PM. All six in favor, motion passed.



John Baker, Acting Chairman

03/03/2020

Date Approved



Brittney Cantu, Zoning Secretary