

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

October 6, 2020 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Bobby Drake, Michael Hix, Paul Lasater

Members Absent: All Present

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 August 4, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by Michael Hix, seconded by Paul Lasater, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing:** *Public Hearing is opened at 6:01PM.*
 - a. **Consider a request of Brad Gebhard to change the Comprehensive Future Land Use Map for property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from General Commercial Vacant Land to Multi-Family High Density.** *No one spoke on this as this is just a necessary step to do in order to change the zoning since the Land Use Map does not currently show this zoning to be compliant with Multi-Family zoning.*
 - b. **Consider a request of Brad Gebhard to rezone property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from B-P Business Park to R-4 Multi-Family.** *Speaking in favor: Mark Majors, residing at 9101 Cherry Creek Place, Woodway, Texas. Mr. Majors works for Reid Peevey Real Estate and is representing Mr. Gebhard. They are wanting to build an apartment complex in this area, something similar to what we see with the Icon Hewitt. Raynor Campbell, residing at 325 Elm Grove Circle, McGregor, Texas. Mr. Campbell states that he is supporting this project. Public Hearing closed at 6:05PM.*

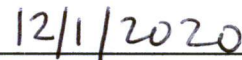
4. Discussion and possible action:

- a. **Consider a request of Brad Gebhard to change the Comprehensive Future Land Use Map for property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from General Commercial Vacant Land to Multi-Family High Density.** *Travis Bailey asked approximately how many units will be at the proposed apartments, Mr. Majors responded that there will be about 200 units. Walt Peterson asked if the company thinks there will be any issues leasing the apartments since they are close to the interstate. Mr. Majors responded he does not believe there will be any issues with this. A motion was made by Mike Hix, seconded by Bobby Drake, to recommend approval of this request. All five in favor, motion to go before City Council on October 19, 2020.*
- b. **Consider a request of Brad Gebhard to rezone property located at S IH 35, otherwise known as Commerce Park @ I-35 Hewitt Lot 10, Block 1, from B-P Business Park to R-4 Multi-Family.** *A motion was made by Paul Lasater, seconded by Travis Bailey, to recommend approval of this request. All five in favor, motion to go before City Council on October 19, 2020.*
- c. **Discussion, consideration, action if any: The Final Plat of Stoneridge II Addition, Phase 12.** *Miles Whitney, City Engineer, states that both the final plat and construction plans have been reviewed and approved by him and the City. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the Final Plat of Stoneridge II Addition, Phase 12. All five in favor, motion passed.*

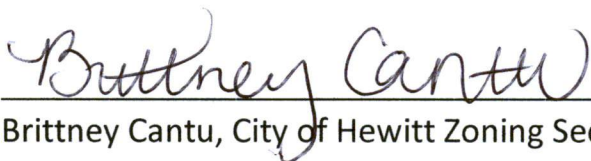
- 5. Adjourn.** *A motion was made by Michael Hix, seconded by Paul Lasater, to adjourn the meeting at 6:12PM. All five in favor, motion passed, meeting adjourned.*



Chairman



Date Approved



Brittney Cantu, City of Hewitt Zoning Secretary