

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

December 1, 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
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 6, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by Travis Bailey, seconded by Michael Hix, 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 Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1C (2.05 acres) from R-1-G Residential Single-Family Garden Home to R-5 Single-Family Attached.** *Speaking in favor: Robert Cervenka, residing at 479 Kiowa Circle, Robinson, TX. Mr. Cervenka stated that the plan was to take all lots proposed and make them into one large lot with two story townhomes for first time home buyers. The initial plan is for approximately 43 homes. Mr. Cervenka stated that the property owner wants to work closely with the citizens and the City with this project and wants to ensure everyone this is not Section 8 housing. TxDot has been notified of potential project and said they will need a traffic impact study. TxDot also has marked on the preliminary plans where the driveway road to this property is to go. Mr. Cervenka also said he is aware of drainage issues on this property and will work close with the City and Engineers to make sure it can be as resolved as possible. Paul Lasater asked if this shares a property line with the current duplexes being built by Mark Bowles on Spring Valley Road; this property is sharing a property line with the duplexes.*
Speaking against project: Tracy Lankford reads public comments sent in due to

social distancing guidelines. Richard Driver residing at 320 E. Spring Valley Road, Hewitt, TX is concerned about Spring Valley Road not being able to handle the additional traffic that this project will bring. Eric Vogelsinger residing at 317 Nash Drive, Hewitt, TX is concerned about increased traffic concerns as well as property values decreasing due to townhomes being added to this area. No other comments for or against project are made. Public Hearing closed at 6:11PM.

- b. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1A (1.258 acres), O'Campo CA-32, Tract 1B (2.39 acres), & O'Campo CA-32, Tract 1 (2.27 acres) from R-1 Single Family Residential to R-5 Single-Family Attached.** *Comments are the same from part A above.*

4. Discussion and possible action:

- a. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1C (2.05 acres) from R-1-G Residential Single-Family Garden Home to R-5 Single-Family Attached.** *Tracy Lankford stated that the City is for the approval of zoning request. City Engineers are aware of drainage issues, and this will be addressed during the development stage of the project as needed. City Engineers also recommend approval of zoning request. The State is aware of street issues on Spring Valley Road, but project for expansion has been pushed back. A motion was made by Paul Lasater, seconded by Travis Bailey, to recommend approval of rezone request. All five in favor, motion to go before City Council on December 7, 2020.*

- b. Consider a request of Robert Cervenka on behalf of Roy Nash to rezone property located at O'Campo CA-32, Tract 1A (1.258 acres), O'Campo CA-32, Tract 1B (2.39 acres), & O'Campo CA-32, Tract 1 (2.27 acres) from R-1 Single Family Residential to R-5 Single-Family Attached.** *A motion was made by Paul Lasater, seconded by Michael Hix, to recommend approval of rezone request. All five in favor, motion to go before City Council on December 7, 2020.*

5. Discussion, consideration, action if any: The Final Plat of Midway ISD Elementary Number Seven Addition. *Tracy Lankford states that the City Staff recommends approval of final plat. A motion was made by Michael Hix, seconded by Travis Bailey, to recommend approval of Final Plat. All five in favor, motion passes, Final Plat of Midway ISD Elementary Number Seven Addition is approved.*

6. Adjourn. *A motion was made by Travis Bailey, seconded by Michael Hix, to adjourn meeting. All five in favor, meeting adjourned at 6:18PM.*

R. V. Peterson

Chairman

02-02-21

Date Approved

Brittney Cantu

Brittney Cantu, City of Hewitt Zoning Secretary