

# HEWITT TEXAS

## PLANNING AND ZONING COMMISSION

August 02, 2022 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

## MINUTES

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### **CALL OF PLANNING AND ZONING COMMISSION MEETING TO ORDER FOR AUGUST 2, 2022.**

Chairman Walt Peterson called the meeting to order at 6pm.

#### PRESENT

Chairman Walter Peterson

Brian Dalrymple

Bobby Drake

Mike Hix

#### ABSENT

Travis Bailey

Dustin Crawford

Paul Lasater

### **CONSIDER APPROVAL OF MINUTES FOR THE JULY 12, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.**

Meeting minutes approved but allowing for corrections as needed.

Motion made by Hix, Seconded by Dalrymple.

Voting Yea: Chairman Peterson, Dalrymple, Drake, Hix

### **PUBLIC HEARING: Special Permit request for an Electrical Substation by Kimley-Horn for TXU Electric Delivery Co. and Alan Anjurn located at the Northeast corner of Old Temple Rd and Spring Valley Rd, Hewitt, Texas, known as O'Campo C A-32 Tract 1C2.**

Public Hearing opened at 6:01pm.

Speaking for project: Rob Myers with Kimbley-Horn, 6160 Warren Pwky, Frisco, TX. Mr. Myers is representing this project for an electrical substation to be placed on requested property. The property is currently owned by ONCOR. Prior to the meeting beginning, Mr. Myers spoke with citizens that came to the meeting to address potential concerns regarding this project. The Planning and Zoning Commission did not have questions for Mr. Myers at this time.

Andrew Huntington, residing at 205 Keswick, Hewitt, TX. Mr. Huntington wants to make sure that all the information that Mr. Myers spoke with the citizens about the wall around the substation prior to the meeting is written down and will be done. Mr. Huntington was also concerned about the property value of his home going down with the substation being built.

Katie Price, residing at 109 Briar Ridge, Hewitt, TX. Ms. Price had questions regarding how close the wall would be to her property line. According to proposed map, this wall would be 100' or more away from property lines. Ms. Price also wants the wall around the substation to be safe and be masonry like Mr. Myers proposed to the citizens prior to the meeting.

Kristi Huntington, residing at 205 Keswick, Hewitt, TX. Ms. Huntington had questions about this substation bringing down property values as well as property tax values.

Katie Charanza, residing at 212 Keswick, Hewitt, TX. Ms. Charanza expressed concerns about property taxes. Ms. Charanza also expressed concerns on if this substation would produce high voltage. Mr. Myers explained that the substation would not produce any more voltage than what was already there, and would actually lower the voltage from the transmission lines. Ms. Charanza is not in favor of the project.

Bertha Arellano, residing at 117 Briar Ridge, Hewitt, TX. Ms. Arellano had questions about general safety and how this substation would be maintained. Mr. Myers addressed her safety concerns, as well as explained that the substation is maintained online 24 hours a day.

Public Hearing closed at 6:19pm.

**DISCUSSION AND POSSIBLE ACTION: Special Permit request for an Electrical Substation by Kimley-Horn for TXU Electric Delivery Co. and Alan Anjurn located at the Northeast corner of Old Temple Rd and Spring Valley Rd, Hewitt, Texas, known as O'Campo C A-32 Tract 1C2.**

Tracy Lankford, Director of Community Services, spoke with the Commission regarding the special terms of this requested special permit. The Planning and Zoning Commission has recommended approval of the requested project, but are requiring the special conditions to be an 8' tall masonry wall instead of the original proposed 7' tall chain link/barbed wire fence; as well as the special condition of 3' Evergreen trees spaced every 8 to 10 feet apart to be planted around the outside wall for aesthetics per conversation with Mr. Myers. All four members in favor, motion to go before City Council August 15, 2022.

Motion made by Hix, Seconded by Dalrymple.  
Voting Yea: Chairman Peterson, Dalrymple, Drake, Hix

**ADJOURN**

Meeting is adjourned at 6:29pm.