

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

December 7, 2021 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Dustin Crawford, Bobby Drake, Mike Hix, Paul Lasater

Members Absent: none

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 June 6, 2021 Planning and Zoning Commission regular meeting.** *A motion was made by Travis Bailey, seconded by Paul Lasater, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
- 3. Public Hearing: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being a 38.49-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to R-1-G Garden Home District.** *Public hearing opened at 6:01PM. Speaking for rezoning Justin Fuller, representative of Clark and Fuller PLLC located at 215 N. Main St, Temple, TX. Mr. Fuller stated this is a new development across Hewitt Drive from other Moonlight Park subdivisions. There will be residential homes, garden residential homes, and commercial lots. Miles Whitney and Tracy Lankford both stated everything at this time is fine on the City's end. No one else spoke for or against request.*
- 4. Public Hearing: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being an 8.192-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to C-2 General Commercial District.** *Miles Whitney, City Engineer, stated that the commercial lots are a mirror image of the other side of Hewitt Drive. No one else spoke for or against request. Public hearing closed at 6:05PM.*

5. **Discussion and possible action: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being a 38.49-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to R-1-G Garden Home District.** *A motion was made by Travis Bailey, seconded by Mike Hix, to approve the rezone request. All six in favor, motion to go before City Council on January 3, 2022.*
6. **Discussion and possible action: Consider a request of Turner Behringer Development, LLC, to change the zoning of a portion of James Prowl Survey, Ab 817, being an 8.192-acre tract located in the 1400 Block of S. Hewitt Dr, from R-1 Single Family Residential District to C-2 General Commercial District.** *Paul Lasater asked if this will be a strip center; per Clark and Fuller this will not necessarily be a strip center, they are selling pads out to the developer. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the rezone request. All six in favor, motion to go before City Council on January 3, 2022.*
7. **Discussion, consideration, action if any: The Preliminary Plat of Moonlight Park Phase V.** *Questions were asked regarding safety at the intersection of the new subdivision and Hewitt Drive. Miles Whitney stated they are working with TxDot regarding this issue. Mr. Whitney also stated that the City is good with the preliminary plat, however, there are two contingencies that are working towards a resolution. Utilities will have to be brought over to this site. It was also stated that this plat will be renamed to Bullhide Estates instead of Moonlight Park Phase V. A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the preliminary plat of Bullhide Estates, formerly known as Moonlight Park Phase V. All six in favor, preliminary plat approved.*
8. **Adjourn.** *A motion was made by Travis Bailey, seconded by Bobby Drake, to adjourn meeting. All six in favor, meeting adjourned at 6:16PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary