

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

August 4, 2020 – 6:00PM

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

Members Absent: Chairman Walt Peterson, Jonathan Dulus

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

1. **Call Planning and Zoning Commission Meeting to order.** *Acting Chairman John Baker called the meeting to order at 6:00PM.*
2. **Consider approval of minutes for the March 3, 2020 Planning and Zoning Commission regular meeting.** *A motion was made by Michael Hix, seconded by Bobby Drake, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing:** *Public Hearing is opened at 6:02PM.*
 - a. **Consider a request of Michael Petrini to rezone property located at 637 Sun Valley Blvd from M-H Manufactured Home to B-P Business Park.** *Speaking in favor: Michael Petrini, residing at 228 29th Ave N.E., Great Falls, MT. Mr. Petrini is the property owner and wants to rezone this piece of property to commercial in order to sell it. Mobile Home that was on property has been removed. No one else speaking in favor or against request.*
 - b. **Consider a request of Jimmy P James to rezone property at 701 Hewitt Drive from C-1 Restricted Commercial to C-2 General Commercial.** *Speaking in favor: Jimmy James, residing at 760 S Creekwood Dr, Fairview. Mr. James is in the process of purchasing this property and is wanting to change the zoning so that a casual dining restaurant and a coffee kiosk can be built on this site. No one else speaking in favor or against request. Public hearing closed at 6:05PM.*

4. Discussion and possible action:

- a. **Consider a request of Michael Petrini to rezone property located at 637 Sun Valley Blvd from M-H Manufactured Home to B-P Business Park.** *Tracy Lankford, Community Development Director, stated the City does recommend approval of this request. A motion was made by Paul Lasater, seconded by Bobby Drake, to recommend approval of this request. All five in favor, motion to go before City Council August 17, 2020.*
- b. **Consider a request of Jimmy P James to rezone property at 701 Hewitt Drive from C-1 Restricted Commercial to C-2 General Commercial.** *Tracy Lankford, Community Development Director, stated the City does recommend approval of this request. Paul Lasater asked Mr. James if the existing bank will be remodeled or demolished; Mr. James stated that if the sale goes through, the site will be scraped clean to build a new structure for an approximately 7,000 square foot casual dining restaurant and a coffee kiosk. A motion was made by Paul Lasater, seconded by Michael Hix, to recommend approval of this request. All five in favor, motion to go before City Council August 17, 2020.*

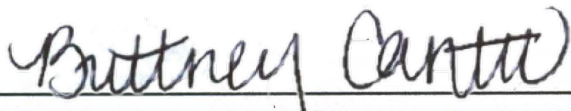
5. Adjourn. *A motion was made by Bobby Drake, seconded by Michael Hix, to adjourn the meeting at 6:09PM. All five in favor, motion passed.*



Chairman

10-07-20

Date Approved



Brittney Cantu, City of Hewitt Zoning Secretary