

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

April 7, 2026, at 6:00 PM

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

AGENDA

Commission: Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix,
Paul Lasater

City Staff: Bo Thomas - City Manager; Miles Whitney - City Engineer; Tracy Lankford -
Community Development Director; Brittney Cantu - Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6 PM in
the City of Hewitt Council Chambers unless otherwise posted.

CALL TO ORDER

PUBLIC HEARING(S) AND RELATED ACTION

1. Public Hearing for a request made by David Mercer to rezone property located Lot 2 Block 1
Spring Valley Estates, in the 1700 block of Spring Valley Road, from C-2 General Commercial
District to R-4 Multi-family High Density District.

REGULAR AGENDA ITEMS

2. Discussion and Possible action to a request made by David Mercer to rezone property located
Lot 2 Block 1 Spring Valley Estates, in the 1700 block of Spring Valley Road, from C-2
General Commercial District to R-4 Multi-family High Density District.
3. Appoint a new chairperson
4. Consider approval of minutes for the December 17, 2024 regular Planning and Zoning meeting.

ADJOURNMENT

I, the undersigned authority, do hereby certify that the above notice of a meeting of the Planning and
Zoning Commission of the City of Hewitt, Texas, was posted on a Public Notice Board located in front
of City Hall on April 1, 2026, by 5:00 PM.

CITY OF HEWITT

Brittney Cantu

Brittney Cantu
City of Hewitt Zoning Secretary

In compliance with the Americans with Disabilities Act, the City of Hewitt will provide reasonable accommodations for people attending and/or participating in meetings. The facility is wheelchair-accessible, and accessible parking is available at the front of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours before the meeting by calling the Zoning Secretary at 254.666.6173.

HEWITT TEXAS

PLANNING AND ZONING ADMENDMENT OF THE ZONING ORDINANCE

Legal Description of Property: Valley Springs Estates Lot 2 Block 1 Acres 2.702

Describe the location of the property as submitted by this application. This may be in the form of a street address, general description, or nearest intersection.

Property sits on the Southwest corner of the S. Hewitt Dr. & Spring Valley Rd. intersection.
Property is adjacent to the Dollar General at 1711 W. Spring Valley Rd.

Zoning Change From C-2 to R-4

Please describe the interest in property:

Multi-family.

Existing Building(s) on Property: Property is currently vacant.

Total square feet of all Buildings on Property: Zero.

Please provide the following recording information and a copy of the document(s) listed below with this application:

Ownership (deed): Doc. #/MCC No.: see attached.

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 4.7.2026


The rezoning application must be completed along with the following information:

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit one (1) copy of building plans, if existing building(s) exist.
4. Non-refundable application fee (see Fee Schedule)
5. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see schedule).

I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I, understand that in the event the undersigned is not present or represented at the public hearing, the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Planning and Zoning Commission shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Kyle Lands
Telephone Number: 254-749-0798
Mailing Address: P.O. box 594
Email Address: K9Lands@aol.com
Signature of Property Owner: 
Date: 2-25-26

Name of Applicant/Representative: David Mercer
Telephone Number: 254-716-3780
Mailing Address: 1927 Columbus Ave. Waco, TX 76701
Email Address: david@merckgc.com
Signature of Applicant/Representative: _____
Date: 2.23.2026

Kyle Lands
2222 N Old Bruceville Rd
Bruceville, TX 76630

February 25, 2026

City of Hewitt
Attn: Planning & Zoning Department

Re: Authorization for Zoning Amendment Request
Property Address: W Spring Valley Rd, Lorena, TX 76655
Legal Description: VALLEY SPRING ESTATES Lot 2 Block 1 Acres 2.702

To Whom It May Concern:

I, **Kyle Lands**, am the legal owner of the above-referenced property located in the City of Hewitt, Texas.

This letter serves as formal authorization for **David Mercer**, the prospective purchaser of the property, the limited purpose of submitting a zoning amendment request with the City of Hewitt.

Thank you for your assistance.

Sincerely,

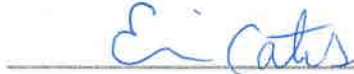
Kyle Lands



NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF McLennan §

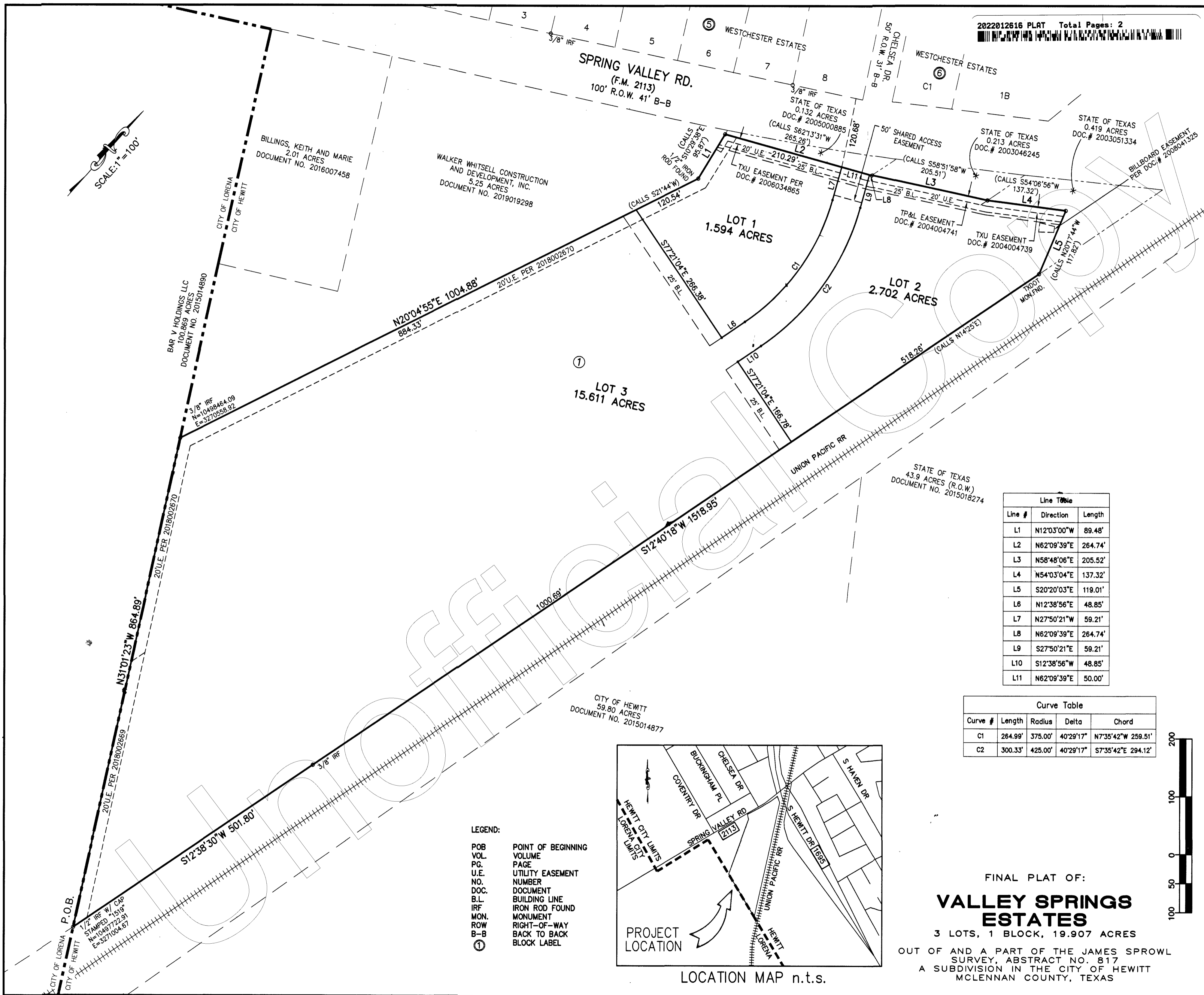
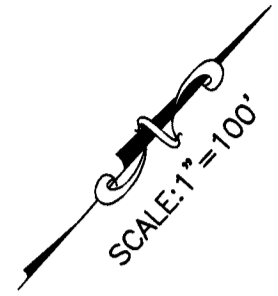
This instrument was acknowledged before me on the 25 day of Feb, 2026.



Notary Public, State of Texas

Printed Name: Erin Cates
My Commission Expires: 1-24-28





Line Table

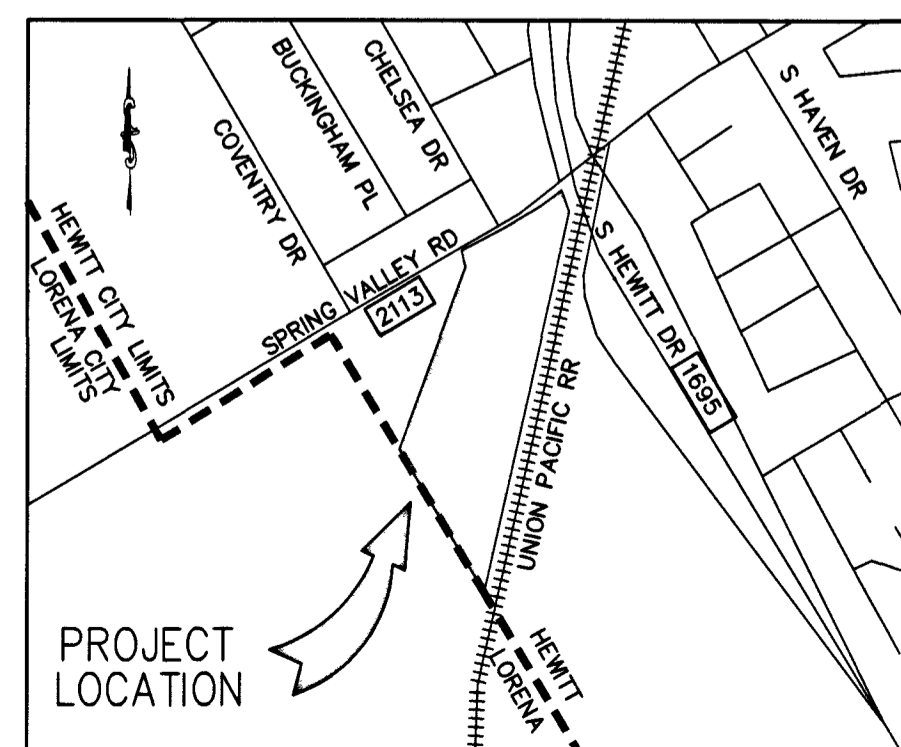
Line #	Direction	Length
L1	N12°03'00\"W	89.48'
L2	N62°09'39\"E	264.74'
L3	N58°48'06\"E	205.52'
L4	N54°03'04\"E	137.32'
L5	S20°20'03\"E	119.01'
L6	N12°38'56\"E	48.85'
L7	N27°50'21\"W	59.21'
L8	N62°09'39\"E	264.74'
L9	S27°50'21\"E	59.21'
L10	S12°38'56\"W	48.85'
L11	N62°09'39\"E	50.00'

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	264.99'	375.00'	40°29'17\"	N7°35'42\"W 259.51'
C2	300.33'	425.00'	40°29'17\"	S7°35'42\"E 294.12'



- LEGEND:
- POB POINT OF BEGINNING
 - VOL. VOLUME
 - PG. PAGE
 - U.E. UTILITY EASEMENT
 - NO. NUMBER
 - DOC. DOCUMENT
 - B.L. BUILDING LINE
 - IRF IRON ROD FOUND
 - MON. MONUMENT
 - ROW RIGHT-OF-WAY
 - B-B BACK TO BACK
 - ① BLOCK LABEL



FINAL PLAT OF:
VALLEY SPRINGS ESTATES
 3 LOTS, 1 BLOCK, 19.907 ACRES
 OUT OF AND A PART OF THE JAMES SPROWL SURVEY, ABSTRACT NO. 817
 A SUBDIVISION IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS

TURLEY ASSOCIATES, INC.
 ENGINEERING • PLANNING • SURVEYING
 301 N. 3rd St.
 TEMPLE, TEXAS 76500
 254.773.2400
 www.turley-inc.com
 TBPE No. F-1658 • TBPLS No. 10056000

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FINAL PLAT FOR:
VALLEY SPRINGS ESTATES
 JAMES SPROWL SURVEY, ABSTRACT NO. 817
 MCLENNAN COUNTY, TEXAS

PREPARED FOR:
MARK AND ELIZABETH BOWLES
 515 N. HEWITT DRIVE
 HEWITT, TEXAS 76643

REVISIONS

DATE	DESCRIPTION	DFTR
2/11	2/10 COMMENTS	AMJ

DRAFTSMAN: REC/AMJ
 DATE: JULY 15, 2021
 COMPUTER FILE NAME: 21-1772_FINAL PLAT
 JOB NUMBER: 21-1772
 DRAWING NUMBER: 211772-C
 PAGE # **01**

BEING A 19.907 ACRE TRACT OF LAND SITUATED IN THE JAMES SPROWL SURVEY, ABSTRACT NO. 817, MCLENNAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 15.607 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 22, 2021 FROM KYLE L. LANDS A/K/A KYLE LEE LANDS, A MARRIED MAN AND MARVIN RAY LANDS, A SINGLE MAN TO MARK S. BOWLES AND ELIZABETH A. BOWLES AND BEING OF RECORD IN DOCUMENT NO. 2021024537, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 6 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 28, 1987 FROM CHARLETTE RENEE THREADGILL TO KYLE L. LANDS AND BEING OF RECORD IN VOLUME 1605, PAGE 522, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 7.912 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED OCTOBER 31, 1983 FROM F. M. LANDS AND WIFE, CARRIE B. LANDS TO MARVIN RAY LANDS AND BEING OF RECORD IN VOLUME 1460, PAGE 74, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 6.778 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED OCTOBER 31, 1983 FROM F. M. LANDS AND WIFE, CARRIE B. LANDS TO KYLE LEE LANDS AND BEING OF RECORD IN VOLUME 1460, PAGE 77, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "1519" FOUND BEING THE SOUTHEAST CORNER OF THE SAID BOWLES TRACT AND BEING THE MOST NORTHERLY SOUTHEAST CORNER OF THAT CERTAIN 100.869 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED DATED MAY 13, 2015 FROM VER-MAN, LLC, A LOUISIANA LIMITED LIABILITY COMPANY TO BAR V HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY AND BEING OF RECORD IN DOCUMENT NO. 2015014890, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING IN THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AS EVIDENCED ON THE GROUND FOR CORNER;

THENCE N. 31' 01' 23" W., 864.89 FEET DEPARTING THE SAID WEST RIGHT-OF-WAY LINE AND WITH THE SOUTHWEST BOUNDARY LINE OF THE SAID BOWLES TRACT AND WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 100.869 ACRE TRACT TO A 3/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE SAID BOWLES TRACT AND BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN 5.25 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 5, 2019 FROM JIM DANIELS AND WIFE, MARGARET DANIELS TO WALKER WHITSELL CONSTRUCTION AND DEVELOPMENT, INC., A TEXAS CORPORATION AND BEING OF RECORD IN DOCUMENT NO. 2019019298, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER;

THENCE DEPARTING THE SAID 100.869 ACRE TRACT AND WITH THE WESTERLY BOUNDARY LINE OF THE SAID BOWLES TRACT AND WITH THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID 5.25 ACRE TRACT AND CONTINUING WITH THE WESTERLY BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1460, PAGE 77) THE FOLLOWING TWO (2) CALLS:

- 1. N. 20' 04' 55" E., 1004.88 FEET (CALLS S. 21' 44' W.) TO A 1/2" IRON ROD FOUND FOR CORNER;
2. N. 12' 03' 00" W., 89.48 FEET (CALLS S. 10' 29' 38" E., 95.87 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.132 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED DECEMBER 2, 2004 FROM KYLE LEE LANDS TO THE STATE OF TEXAS AND BEING OF RECORD IN DOCUMENT NO. 2005000885, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD (ALSO KNOWN AS FARM-TO-MARKET HIGHWAY NO. 2113) FOR CORNER;

THENCE DEPARTING THE SAID 5.25 ACRE TRACT AND THE SAID WESTERLY BOUNDARY LINE AND WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CALLS:

- 1) N. 62' 09' 39" E., 264.74 FEET WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 0.132 ACRE TRACT (CALLS S. 62' 13' 31" W., 265.26 FEET) AND OVER AND ACROSS THE SAID LANDS TRACT (VOLUME 1460, PAGE 77) AND CONTINUING WITH THE NORTH BOUNDARY LINE OF THE SAID BOWLES TRACT AND CONTINUING OVER AND ACROSS THE SAID LANDS TRACT (VOLUME 1460, PAGE 77) TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET BEING IN THE EAST BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1460, PAGE 77) AND BEING THE SOUTHEAST CORNER OF THE SAID 0.132 ACRE TRACT AND BEING IN THE WEST BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1460, PAGE 74) AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.213 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 2, 2003 FROM MARVIN RAY LANDS TO THE STATE OF TEXAS AND BEING OF RECORD IN DOCUMENT NO. 2003046245, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER;
2) N. 58' 48' 06" E., 205.52 FEET DEPARTING THE SAID LANDS TRACT (VOLUME 1460, PAGE 77) AND THE SAID 0.132 ACRE TRACT AND THE SAID WEST BOUNDARY LINE AND WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 0.213 ACRE TRACT (CALLS S. 58' 51' 58" W., 205.51 FEET) AND OVER AND ACROSS THE SAID LANDS TRACT (VOLUME 1460, PAGE 74) TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET BEING THE SOUTHEAST CORNER OF THE SAID 0.213 ACRE TRACT AND BEING IN THE EAST BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1460, PAGE 74) AND BEING IN THE WEST BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1605, PAGE 522) AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.419 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 25, 2003 FROM KYLE L. LANDS TO THE STATE OF TEXAS AND BEING OF RECORD IN DOCUMENT NO. 2003051334, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER;
3) N. 54' 03' 04" E., 137.32 FEET DEPARTING THE SAID LANDS TRACT (VOLUME 1460, PAGE 74) AND THE SAID 0.213 ACRE TRACT AND THE SAID WEST BOUNDARY LINE AND WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 0.419 ACRE TRACT (CALLS S. 54' 06' 56" W., 137.32 FEET)

AND OVER AND ACROSS THE SAID LANDS TRACT (VOLUME 1605, PAGE 522) TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET BEING AN INTERIOR ELL CORNER OF THE SAID 0.419 ACRE TRACT FOR CORNER;

THENCE S. 20' 20' 03" E., 119.01 FEET DEPARTING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND WITH A WEST BOUNDARY LINE OF THE SAID 0.419 ACRE TRACT (CALLS N. 20' 17' 44" W., 117.82 FEET) AND CONTINUING OVER AND ACROSS THE SAID LANDS TRACT (VOLUME 1605, PAGE 522) TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND BEING THE SOUTHEAST CORNER OF THE SAID 0.419 ACRE TRACT AND BEING IN THE EASTERLY BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1605, PAGE 522) AND BEING IN THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD FOR CORNER;

THENCE S. 12' 40' 18" W., 1518.95 FEET DEPARTING THE SAID 0.419 ACRE TRACT AND WITH THE EASTERLY BOUNDARY LINE OF THE SAID LANDS TRACT (VOLUME 1605, PAGE 522) (CALLS N. 14' 25' E.) AND CONTINUING WITH THE EASTERLY BOUNDARY LINE OF THE SAID BOWLES TRACT AND WITH THE SAID WEST RIGHT-OF-WAY LINE TO A 3/8" IRON ROD FOUND FOR CORNER;

THENCE S. 12' 38' 30" W., 501.80 FEET CONTINUING WITH THE EASTERLY BOUNDARY LINE OF THE SAID BOWLES TRACT AND THE SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 19.907 ACRES OF LAND.

THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48309C0540D DATED DECEMBER 20, 2019.

BUILDING SETBACK LINES PROVIDED FROM CODE OF ORDINANCES CITY OF HEWITT, TEXAS

BEARING BASE: TEXAS STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION.

BENCHMARK: 1/2" IRON ROD FOUND IN CONCRETE WITH CAP STAMPED "1519" AT THE SOUTHEAST BOUNDARY CORNER. EL=636.12'

PROPERTY SURVEYED MARCH 16, 2021.

WATER PROVIDED BY: CITY OF HEWITT - CCN 10038
SEWER PROVIDED BY: CITY OF HEWITT
ELECTRIC SERVICE PROVIDED BY: ONCOR ELECTRIC
ZONING: C2

ALL CORNERS ARE 1/2" IRF STAMPED "RPLS 2475" UNLESS STATED OTHERWISE

STATE OF TEXAS
COUNTY OF McLennan

MARK S. BOWLES, ELIZABETH A. BOWLES, KYLE LEE LANDS AND MARVIN RAY LANDS BEING THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCK DO HEREBY ADOPT THE PLAT ATTACHED HERETO AND TITLED "VALLEY SPRINGS ESTATES", TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS (BEING A 19.907 ACRE TRACT OF LAND SITUATED IN THE JAMES SPROWL SURVEY, ABSTRACT NO. 817, MCLENNAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 22, 2021 FROM KYLE L. LANDS A/K/A KYLE LEE LANDS, A MARRIED MAN AND MARVIN RAY LANDS, A SINGLE MAN TO MARK S. BOWLES AND ELIZABETH A. BOWLES AND BEING OF RECORD IN DOCUMENT NO. 2021024537, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 28, 1987 FROM CHARLETTE RENEE THREADGILL TO KYLE L. LANDS AND BEING OF RECORD IN VOLUME 1605, PAGE 522, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED OCTOBER 31, 1983 FROM F. M. LANDS AND WIFE, CARRIE B. LANDS TO MARVIN RAY LANDS AND BEING OF RECORD IN VOLUME 1460, PAGE 74, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED OCTOBER 31, 1983 FROM F. M. LANDS AND WIFE, CARRIE B. LANDS TO KYLE LEE LANDS AND BEING OF RECORD IN VOLUME 1460, PAGE 77, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS) DO HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, RIGHTS-OF-WAY, ALL LAND INTENDED FOR PUBLIC USE AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. ANY PRIVATE IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND CITY OF HEWITT, TRUSTEE OF THE PUBLIC TO HOLD THESE EASEMENTS AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY OR EASEMENTS. THE SALE OF THE LOTS SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO RESTRICTIONS AND THE CONDITIONS RECORDED IN MCLENNAN COUNTY, TEXAS REAL PROPERTY RECORDS PERTAINING TO SUCH SUBDIVISION.

Signature of Mark S. Bowles
MARK S. BOWLES
515 N HEWITT DR
HEWITT, TEXAS 76643

Signature of Elizabeth A. Bowles
ELIZABETH A. BOWLES
515 N HEWITT DR
HEWITT, TEXAS 76643

Signature of Kyle Lee Lands
KYLE LEE LANDS
P.O. BOX 594
HEWITT, TEXAS 76643

Signature of Marvin Ray Lands
MARVIN RAY LANDS
2222 NORTH OLD BRUCEVILLE ROAD
BRUCEVILLE, TEXAS 76630

STATE OF TEXAS
COUNTY OF McLennan

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK S. BOWLES, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF FEBRUARY 2022.

Signature of Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF McLennan

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELIZABETH A. BOWLES, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF FEBRUARY 2022.

Signature of Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF MCLENNAN

APPROVED THIS THE 28th DAY OF March 2022, BY THE BUILDING OFFICIAL OF THE CITY OF HEWITT, TEXAS.

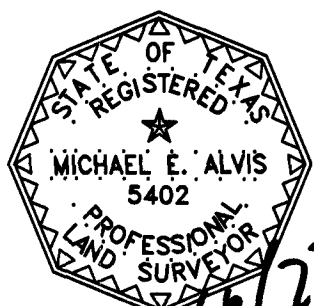
Signature of Building Official
BUILDING OFFICIAL
ZONING SECRETARY



STATE OF TEXAS
COUNTY OF BELL

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HEWITT, TEXAS.

Signature of Michael E. Alvis
MICHAEL E. ALVIS R.P.L.S., No. 5402



STATE OF TEXAS
COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KYLE LEE LANDS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF FEBRUARY 2022.

Signature of Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF McLennan

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARVIN RAY LANDS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF FEBRUARY 2022.

Signature of Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of J.A. Andy Harwell

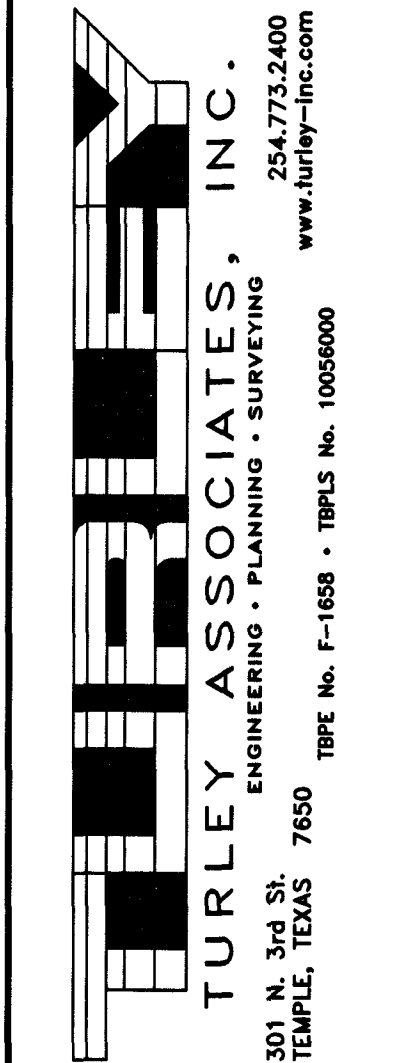
J. A. "Andy" Harwell, County Clerk
03/31/2022 02:20 PM
Fee: \$37.00
2022012616 PLAT
McLennan County, Texas

FINAL PLAT OF:

VALLEY SPRINGS ESTATES

3 LOTS, 1 BLOCK, 19.907 ACRES

OUT OF AND A PART OF THE JAMES SPROWL SURVEY, ABSTRACT NO. 817 A SUBDIVISION IN THE CITY OF HEWITT MCLENNAN COUNTY, TEXAS



TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

FINAL PLAT FOR: VALLEY SPRINGS ESTATES JAMES SPROWL SURVEY, ABSTRACT NO. 817 MCLENNAN COUNTY, TEXAS

PREPARED FOR: MARK AND ELIZABETH BOWLES 515 N. HEWITT DRIVE HEWITT, TEXAS 76643

REVISIONS

Table with columns: DATE, DESCRIPTION, D/FTR. Row 1: 2/11, 2/10 COMMENTS, AMJ

DRAFTSMAN: AMJ
DATE: JULY 15, 2021
COMPUTER FILE NAME: 21-1772 PLAT
JOB NUMBER: 21-1772
DRAWING NUMBER: 211772-C

PAGE# 02

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

December 17, 2024 at 6:00 PM
Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

Commission: Walter H. Peterson, Chairman

Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix, Paul Lasater

City Staff: Bo Thomas - City Manager, Miles Whitney - City Engineer, Tracy Lankford -
Community Development Director, Brittney Cantu - Zoning Secretary

CALL TO ORDER

Members Present: Acting Chairman Travis Bailey, Dustin Crawford, Brian Dalrymple, Bobby Drake, Mike Hix

Members Absent: Chairman Walt Peterson, Paul Lasater

Staff Present: Tracy Lankford, Community Development Director

Brittney Cantu, Community Development Coordinator

Acting Chairman Travis Bailey called the meeting to order at 6:00PM.

PUBLIC HEARING(S) AND RELATED ACTION

1. Public hearing on a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 12.855-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 0.88 acres, from R-1 Single Family Residential District to R-1-G Garden Home District

Public hearing opened at 6:01PM. Phil Bargas with Bargas Development Services available to answer questions. No one spoke for or against request.

2. Public hearing on a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 19.202-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 5.98 acres, from R-1 Single Family Residential District to R-1-G Garden Home District.

Phil Bargas with Bargas Development Services available to answer questions. No one spoke for or against request. Public Hearing closed at 6:02PM.

REGULAR AGENDA ITEMS

3. Discussion and possible action to a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 12.855-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 0.88 acres, from R-1 Single Family Residential District to R-1-G Garden Home District.

A motion was made by Mike Hix, seconded by Brian Dalrymple, to recommend approval of the rezone request. All five in favor, motion to go before City Council on January 6, 2025.

4. Discussion and possible action to a request from Bargas Development Services, LLC, to change the zoning of a portion of O'Campo C Survey, A-32, being a 19.202-acre tract located along the southeast corner of W. Warren and Ritchie Rd, totaling 5.98 acres, from R-1 Single Family Residential District to R-1-G Garden Home District.

A motion was made Brian Dalrymple, seconded by Mike Hix, to recommend approval of the rezone request. All five in favor, motion to go before City Council on January 6, 2025.

5. Consider approval of minutes for the April 2, 2024 regular Planning and Zoning Meeting.

A motion was made by Mike Hix, seconded by Dustin Crawford, to approve the minutes as submitted, but allow for corrections. All five in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 6:06PM.

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director