

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

May 5, 2026, at 6:00 PM

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

AGENDA

Commission: Paul Lasater - Chairman

Travis Bailey, Bobby Drake, Dustin Crawford, Brian Dalrymple, Michael Lee Hix, Vacant Seat

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. Consider a request by Susilo Suprobo to rezone property located in the 400 block of Spring Valley Road, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109, A, 8, residential dwelling units.

REGULAR AGENDA ITEMS

2. Discussion and possible action to a request by Susilo Suprobo to rezone property located in the 400 block of Spring Valley Road, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109, A, 8, residential dwelling units.
3. Consider approval of minutes for the April 7, 2026 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 **MONTH DD, YYYY**, 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 & ZONNING AGENDA ITEM FORM

MEETING DATE: May 5, 2026

AGENDA ITEM #: 1.

SUBMITTED BY:

ITEM DESCRIPTION:

This is a Public Hearing to consider a request by Susilo Suprobo to rezone property located in the 400 block of Spring Valley Road, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109, A, 8, residential dwelling units.

STAFF RECOMMENDATION/ITEM SUMMARY:

Mr. Suprobo has requested to rezone his property from R-1 single-family to C-1 Restricted Commercial and a variance to Section 2.109, A,8 so that he has the ability to also build his residence and be on site. This property is adjacent to and West of the Sunflower Ridge Addition along Spring Valley Road. The other surrounding property is vacant at this time.

FISCAL IMPACT:

SUGGESTED MOTION:

ATTACHMENTS:

1. PZ Packet Info 05052026

Record Report for Zoning #ZONE-26-0002

Record Overview

Record Number: ZONE-26-0002

Record Type: Zoning

Record Status: In Progress

Record Submitted At: Thursday March 19, 2026

Record Address: -

Record Owner: Brittney Cantu

Record Applicant User: Susilo Suprobo

Record Applicant Company: Sanggar Budaya Nusantara

Form Submission

Property Owner:

Susilo Suprobo

6401 Cold Water Dr.

Waco, TX 76712

susilo.suprobo@gmail.com, (254) 307-3636

Applicant (if different from Property Owner):

Legal Description of Property: Ocampo C A-32 Acres .517 Addition, City of Hewitt, McLennan County

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.:

TBD Spring Valley Road, Hewitt, TX 76643. The property is in front of Flintrock Rd.

Please describe the interest in property:

I owned this property

Existing Building(s) on Property:

NONE

Total Square footage of all buildings on Property:

NONE

Ownership (deed): Doc. #/MCC No.: 2024037822

Zoning Change From::

R-1

Zoning Change To::

C w/Variance

Please provide the proposed meeting date for this application to be considered:

Next available Planning & Zoning Commission meeting upon completion of staff review and public notice requirements

I acknowledge:



Signed in GovWell: Thursday March 19, 2026, 10:41am

APPLICANT STATEMENT

I am the legal owner of the subject property and respectfully submit this request for rezoning from Residential to Commercial, along with a variance as described herein, to allow for the development of an Indonesian Cultural Center featuring a traditional Rumah Gadang structure.

VARIANCE JUSTIFICATION

The requested variance is necessary due to unique conditions associated with both the property and the proposed cultural structure. The design of the Rumah Gadang, which reflects traditional Indonesian architectural principles, requires specific spatial considerations that differ from conventional construction.

These conditions are not self-imposed but are inherent to the cultural and architectural integrity of the proposed structure. The variance is therefore necessary to allow reasonable and appropriate use of the property while preserving the authenticity of the design.

Granting this variance will not adversely affect surrounding properties for the following reasons:

- Adequate setbacks will be maintained to ensure compatibility with adjacent uses
- Landscaping buffers will be installed to provide visual screening and enhance neighborhood character
- The proposed use is low-impact, with minimal traffic generation and limited noise due to scheduled and controlled activities

Furthermore, the proposed development is consistent with the general intent of the zoning ordinance, as it promotes community engagement, cultural enrichment, and educational opportunities.

Approval of this variance will enable a unique, community-oriented project that contributes positively to the City of Hewitt while maintaining respect for surrounding properties and land use standards.

Sincerely,

Susilo H.A “Cary” Suprobo
6401 Cold Water Dr. Waco, TX. 76712



Indonesian Cultural Center
Hewitt, Texas
Concept of Rumah Gadang Architecture

1. Project Summary

Project Name: Indonesian Cultural Center

Location: Spring Valley Road, Hewitt, Texas

Site Area: 0.517 acres

Building Footprint: Approx: 72 ft × 34 ft

Total Floor Areas: Main Hall: 1,313 sq ft

Partial Basement: 1,313 sq ft

Total Building: 2,626 sq ft.

Primary Use: Cultural center for Indonesian arts, education, and community events.

Building Type: Concept of Traditional Minangkabau architecture.

Applicant: Sanggar Budaya Nusantara – Indonesia Culture Center.

Operating Hours:

The facility will operate primarily between **12:00 PM to 4:00 PM, and 5:00PM to 8:00PM M-F.**

Additionally, **Friday or Saturday evening programs** may be held for cultural performances or special events, typically between **7:00 PM and no later than 10:00 PM.**

The organization will function as a **non-profit cultural and educational institution** and is currently **in the process of obtaining formal tax-exempt status with the Internal Revenue Service (IRS).**

The facility will be used for **cultural education, community programs, workshops, and occasional cultural performances**, consistent with the mission of promoting Indonesian arts, heritage, and cultural understanding within the community.

2. Community Benefits

- The project will:**
- Establish the first Indonesian Cultural Center in Texas
 - Provide educational programming for schools and universities
 - Promote international cultural exchange
 - Host cultural festivals and performances
 - Increase cultural tourism in Hewitt
-

3. Site Development Plan

- Site Features:**
- Entrances from Spring Valley Road
 - Visitor drop-off driveway
 - Side parking area
 - Flagpole courtyard
 - Landscaped Garden areas as buffer to the adjacent residential area
 - Scenic Pond Garden (future phase)

Side Parking Lot Capacity

The parking layout will be designed in accordance with city parking requirements based on the building's occupancy classification and anticipated capacity. The parking area will include the required number of ADA-compliant accessible parking spaces and a landscape buffer to provide appropriate screening and separation from adjacent residential properties.

The parking design will also incorporate:

- Safe pedestrian walkways connecting the parking area to the building entrance
 - Designated fire lane access to meet emergency vehicle and fire safety requirements
 - Compliance with local zoning, accessibility, and safety regulations.
-

4. Building Description

The architectural style of the building features primarily decorative wood cladding construction, with the structural system adapted to comply with local building codes and requirements. The design draws inspiration from the Minangkabau Rumah Gadang, the traditional architecture of West Sumatra, Indonesia.

Traditionally, a Rumah Gadang serves as a communal residence shared by several families. Reflecting this cultural heritage, the building adopts an open floor plan concept, creating a spacious and flexible interior. This layout aligns with the intended function of the structure as a cultural facility, providing an open and adaptable space for community gatherings, performances, and cultural programs.

Adapted to meet:

- International Building Code (IBC)
- Texas Accessibility Standards (ADA)
- Local Hewitt building requirements

Main Floor

Open Cultural Hall: **23 ft × 57 ft**

Used for

- Dance performances
- Cultural workshops
- Community gatherings
- Lectures and exhibitions

Additional features ~ ADA restroom ~ ADA wheelchair ramp ~ Interior stairs to basement

Partial Basement

Depth: Approximately **three feet below grade**. The partial basement level will accommodate support facilities primarily intended for operational and cultural programming needs.

Facilities:

- **Commercial-style kitchen** intended for internal use only.

Primary Uses:

- Cultural cooking demonstrations
- Event catering support for cultural programs and community gatherings

Additional Basement Spaces:

- Storage Room 1 – for cultural equipment, costumes, and event materials
- Storage Room 2 – for general operational storage
- Mechanical Room – housing building mechanical systems and utilities

The basement level will be designed in compliance with applicable **building safety, ventilation, fire protection, and mechanical system requirements.**

5. Utilities

The project will connect to the existing municipal utility infrastructure serving the City of Hewitt and surrounding service providers.

- Water: Connection to the City of Hewitt municipal water system.
- Sewer: Connection to the City of Hewitt municipal sanitary sewer system.
- Electricity: Electrical service to be provided by Oncor Electric Delivery, subject to standard easement and service requirements.
- Gas: Natural gas service will be coordinated with the appropriate utility provider, if required, and will comply with applicable easement and installation regulations.

The site and infrastructure will be designed in accordance with the City of Hewitt's 2026 Water Conservation and Drought Contingency Plan, as well as the City's stormwater management and runoff control guidelines, ensuring responsible water use and proper drainage management for the development.

6. Landscaping Plan

The project includes landscaped areas to preserve the cultural identity of the site. Adding to appropriate landscape buffer to the adjacent property, particularly residential

- Features include:
- Cultural Garden areas
 - Decorative trees
 - Walking paths
-

7. Request to the City of Hewitt

- Initiate the Development Plan review process in accordance with the recommendations of the Head of Planning and Community Development, in consultation with the City Manager.
- Apply for a zoning change to a commercial designation, with a variance to permit a limited owner-occupied residential space associated with the cultural center.
- Respectfully request guidance and support from the City of Hewitt and relevant municipal agencies to ensure that the project proceeds in full compliance with city regulations, development standards, and community planning objectives.

The facility will be used for **cultural education, community programs, workshops, and occasional cultural performances**, consistent with the mission of promoting Indonesian arts, heritage, and cultural understanding within the community

Approximate Dimensions

Main hall: **23 ft × 57 ft** (7 m × 17.5 m)
 Floor height: **5 ft** (1.5m) above ground

Total building width: **72 ft** (22m)
 Roof height: **39 ft** (12m)



Construction Method Statement

The proposed structure will be prefabricated off-site, with components constructed using traditional Indonesian architectural methods. The building elements will then be transported to the project site in Hewitt, Texas, where final assembly will be completed.

All structural, foundation, electrical, plumbing, and mechanical systems will be designed, reviewed, and installed in full compliance with applicable State of Texas and City of Hewitt building codes.

A Texas-licensed Architect and/or Engineer will oversee the adaptation of the structure to ensure compliance with all local building, safety, and permitting requirements. Final construction, inspections, and approvals will be conducted on-site in accordance with city regulations.



FIELD NOTE DESCRIPTION TRACT FOR A 0.517 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN MCLENNAN COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO LINDA ANDERSON ET AL, IN A DEED RECORDED IN DOCUMENT NO. 2024037822, DEED RECORDS OF MCLENNAN COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "ANDERSON TRACT"), SAID 0.517 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found on the southwest right-of-way line of Spring Valley Road for the north corner of Lot 3 in block 3 of the Sunflower Ridge Addition, recorded in Document No. 2017007703, Official Public Records, McLennan County, Texas, being the west corner and POINT OF BEGINNING of herein described tract;

THENCE with the southwest right-of-way line of Spring Valley Road and the northeast line of Lot 3 North 59°14'21" East a distance of 149.99 feet to a 1/2" iron rod found for the west corner of a tract of land conveyed to Barth Timmermann et al in a deed recorded in Document No. 2025001459, Official Public Records, McLennan County, Texas, (hereinafter referred to as the "Timmermann Tract"), being the north corner of this tract;

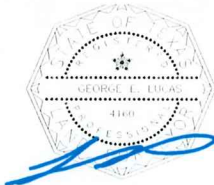
THENCE with the northeast line of this tract and the southwest line of the Timmermann Tract South 30°42'46" East a distance of 150.14 feet an 1/2" iron rod set for an interior corner of the Timmermann Tract, being the east corner of this tract;

THENCE with the southeast line of this tract South 59°20'35" West a distance of 150.00 feet to a 5/8" iron rod found on the northeast line of Lot 4, being the south corner of this tract;

THENCE with the southwest line of this tract and the northeast line of Lot 4 North 30°42'32" West at a distance of 68.28 feet passing an 80D nail found, then continuing for a total distance of 149.86 feet to the POINT OF BEGINNING, containing 0.517 acres of land, more or less.

CELCO Surveying
P.O. Box 701267
San Antonio, Tx 78270
Firm Registration No. 10193975
PHONE: 830-214-5109
e-mail: eddie@celcosurveying.com

X 



BY: GEORGE E. LUCAS
R.P.L.S. No. 4160
State of Texas
August 17, 2025
2025-0438

Bearing basis is the Texas State Plane Coordinate system, NAD 83 Datum, Texas Central Zone

CELCO SURVEYING
 REG. # 10193975
 TEL: 830-214-5109

SURVEY PLAT

P.O. Box 701287
 SAN ANTONIO, TEXAS 78270
 eddie@celcosurveying.com
 www.celcosurveying.com

SCALE
 1" = 40'

BUILDING SETBACK LINES ARE DETERMINED BY CITY CODE AND SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

BEARING BASIS DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 DATUM.



ADDRESS: TBD SPRING VALLEY ROAD, WACO, TEXAS

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SURVEY CERTIFICATION

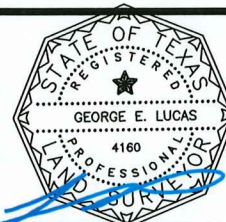
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT REQUIREMENTS OF THE TEXAS STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BUYER: SUSILO SUPROBO
 TITLE CO: ALAMO TITLE
 G.F.#: ATD-986-6039862501147A

LENDER: N/A

PLAN No.: 2025-0438

SURVEY DATE: AUGUST 17, 2025



GEORGE E. LUCAS R.P.L.S. 4160

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Susilo “CARY” Suprobo|
SFC (R), U.S. Army
Ph: (254) 307-3636
E-Mail: Susilo.Suprobo@gmail.com

I was born in Indonesia and have proudly called the United States home for more than **45 years**. During that time, I had the honor of serving this country in the **United States Army for over 34 years**. After retiring from military service seven years ago, I began focusing on a personal mission: **building cultural bridges between the United States and Indonesia**.

Indonesia is the **fourth most populous country in the world** and the largest archipelago, consisting of more than **17,000 islands and over 300 ethnic groups**. Despite its global importance and rich cultural heritage, Indonesia remains unfamiliar to many Americans.



Over the past several years, I have led small groups of Americans to Indonesia through cultural travel experiences, introducing them to the country's people, traditions, and natural beauty. These experiences confirmed my belief that there is a strong interest in learning about Indonesia when opportunities are made accessible. To address the distance and cost barriers of international travel, my vision is to **bring Indonesia to Texas**.

The proposed **Indonesian Cultural Center in Hewitt** would serve as a place where residents and visitors can experience Indonesian culture through **architecture, performances, exhibitions, and educational programs**. A central feature of the project would be the construction of a **traditional Indonesian Rumah Gadang**, representing the distinctive architecture of **West Sumatra**.

This cultural initiative would not only serve the Indonesian-American community but also provide **educational and cultural opportunities for the broader Central Texas region**. In the long term, it may also create opportunities for **cultural exchange, tourism, and potential sister-city relationships between Hewitt and communities in Indonesia**.

My hope is that this project will become a **unique cultural landmark for the City of Hewitt**, promoting international understanding while enriching the cultural life of the local community.



Ms. Astrid Haryati, Assoc. AIA, ASLA, IIDA

Ph: (818) 274-1684

E-Mail: astrid@allenia.space

Architectural Consultant – Cultural Architecture & Sustainability

Ms. Astrid Haryati is an international architectural consultant with over 31 years of professional experience specializing in sustainable design, cultural architecture, and urban open-space planning. Her work focuses on integrating heritage architectural traditions with modern sustainability practices and regulatory compliance.

She previously served as an advisor to the Mayors of Chicago and San Francisco, contributing to initiatives advancing green building development and public open-space planning in two of the United States' leading cities in environmental design.

With professional affiliations across architecture, landscape architecture, and interior design, Ms. Haryati brings a multidisciplinary approach to projects that bridge traditional cultural architecture with contemporary building standards. Her international consulting practice includes work in Los Angeles, the American Midwest, and Jakarta, allowing her to connect global architectural traditions with U.S. design and construction requirements.

Key Expertise

- Sustainable Architecture and Green Building Policy
- Cultural Architecture and Heritage Design
- Urban Planning and Public Open Space Development
- Cross-Cultural Architectural Translation
- International Design Collaboration
- U.S. Building Code and Regulatory Compliance Coordination

Role in the Indonesian Cultural Center Project – Hewitt, Texas

Ms. Haryati will serve as Cultural Architecture and Design Integration Advisor for the proposed Indonesian Cultural Center and Rumah Gadang cultural building. She will guide the architectural translation of the traditional Minangkabau Rumah Gadang design into a contemporary cultural facility while ensuring integration with modern U.S. building standards. She will work closely with Texas-licensed Architect-of-Record **Stanley Ross, AIA** to ensure full compliance with Texas building regulations.

HEWITT TEXAS

PLANNING & ZONING AGENDA ITEM FORM

MEETING DATE: May 5, 2026

AGENDA ITEM #: 2.

SUBMITTED BY:

ITEM DESCRIPTION:

Discussion and possible action to a request by Susilo Suprobo to rezone property located in the 400 block of Spring Valley Road, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109, A, 8, residential dwelling units.

STAFF RECOMMENDATION/ITEM SUMMARY:

This item is the discussion and possible action portion following the Public Hearing.

FISCAL IMPACT:

SUGGESTED MOTION:

I move to recommend approval/ disapproval of this zoning request as presented.

ATTACHMENTS:

None

HEWITT TEXAS

PLANNING & ZONNING AGENDA ITEM FORM

MEETING DATE: May 5, 2026

AGENDA ITEM #: 3.

SUBMITTED BY:

ITEM DESCRIPTION:

Approval of minutes.

STAFF RECOMMENDATION/ITEM SUMMARY:

FISCAL IMPACT:

SUGGESTED MOTION:

I move to approve the minutes as presented, but to allow for corrections.

ATTACHMENTS:

1. PZ Minutes 04072026

HEWITT TEXAS

PLANNING & ZONING COMMISSION NOTICE OF MEETING

April 7, 2026, at 6:00 PM

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

MINUTES

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

CALL TO ORDER

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

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Community Development Coordinator

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

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.

Public Hearing opened at 6:01PM. Speaking in favor of the project, Davis Mercer, residing at 1927 Columbus Ave, Waco. He is the applicant and was here to answer all questions and concerns regarding the project. Kyle Lands, owner of the property, spoke in favor of project stating this land has been vacant for many years with no one wanting to purchase it. Nathan Embry, residing at 106 Silver Spur, McGregor, spoke that he has known Mr. Mercer for many years and knows his projects are well built and following all codes. Speaking against project, Mark Bowles, owner of "The Vault" storage at 1709 Spring Valley, which is adjacent to this property. Mr. Bowles addressed concerns about storm water and traffic, as there is only one drive access allowed to the property per TxDot. Public Hearing closed at 6:29PM.

REGULAR AGENDA ITEMS

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

Discussion was had about if this property could feasibly hold the apartments that Mr. Mercer is proposing without causing additional storm water issues or traffic. A motion was made by Paul Lasater, seconded by Brian Dalrymple, to deny the proposed rezoning request. Travis Bailey, Dustin Crawford, and Mike Hix also voted to deny the rezone request, while Bobby Drake abstained from voting. The request was denied with 5 votes, 1 abstaining. This motion will go before City Council April 20, 2026.

3. Appoint a new chairperson

Paul Lasater made a motion to have himself considered for the vacant Chairman position. All members are in favor, Paul Lasater will be new Chairman.

4. Consider approval of minutes for the December 17, 2024 regular Planning and Zoning meeting.

A motion was made by Travis Bailey, seconded by Bobby Drake, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 6:36PM.

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director