

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.

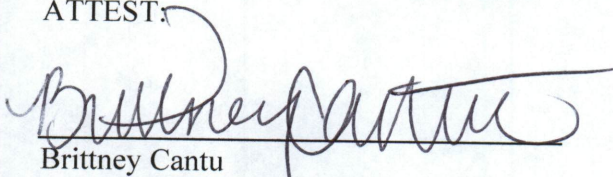
ADJOURNMENT

Meeting is adjourned at 6:36PM.

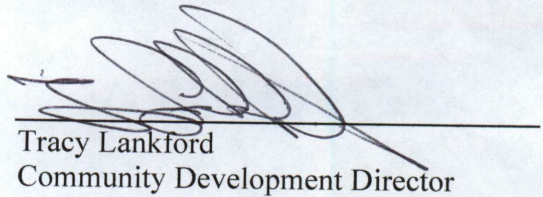
Approved: _____

Chairman

ATTEST:



Brittney Cantu
City of Hewitt Zoning Secretary



Tracy Lankford
Community Development Director