

HEWITT TEXAS

CITY COUNCIL WORKSHOP/REGULAR MEETING

May 18, 2026, at 6:00 PM

Hewitt Public Safety Facility Training Room, 100 Patriot Court, Hewitt, TX 76643

AGENDA

Steve Fortenberry, Mayor: Ward 3, – **Erica Bruce**, Mayor Pro Tem: Ward 3

Michael S. Bancala, Council Member: At-Large – **Johnny Stephens**, Council Member: Ward 1

Bob Potter, Council Member: Ward 2 – **Brad Turner**, Council Member: Ward 1

Vacant Seat, Council Member: Ward 2

The meeting will be streamed live on the city's website at www.cityofhewitt.com/790/Hewitt-TX-TV.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely via video conference. Should that occur, a quorum of members will be physically present at the location noted above on this agenda.

WORKSHOP MEETING - 6:00 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL TO ORDER

WORKSHOP AGENDA

1. Presentation and discussion on fiber-optic regulation.
2. Presentation and discussion of a possible automatic aid agreement with the City of Waco.

WORKSHOP ADJOURNMENT

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION(S) AND RECOGNITION(S)

3. Presentation on the Hewitt Public Library's upcoming Summer Reading Program.

PUBLIC HEARING(S) AND RELATED ACTION

4. Public hearing and possible action on **Ordinance No. 2026-06**, rezoning 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.

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic not already scheduled for a public hearing. The Texas Open Meetings Act prohibits the Council from discussing, responding to, or acting on any comments or items not posted on the agenda. (Note: Citizens who wish to speak must complete a “Public Comment Form” and present it to the City Secretary before the meeting.)

REGULAR AGENDA ITEMS

5. Approve minutes of the May 4, 2026, City Council Workshop/Regular Meeting.
6. Briefing and discussion concerning the Financial Statements ending April 30, 2026.
7. Discussion and possible action on **Ordinance No. 2026-07** adopting prevailing wage rates for public work projects of the City of Hewitt, Texas.
8. Briefing and discussion concerning the Council priorities for budget preparation.
9. Request for future workshops and/or agenda items.

ELECTION PROCESS

10. Presentation honoring and recognizing outgoing Council Member Johnny Stephens.
11. Mayor Steve Fortenberry will present the Certificates of Election for the newly elected Council Members.
12. The City Secretary will administer the Oath of Office to the newly elected Council Members.

RECESS REGULAR SESSION TO CONVENE EXECUTIVE SESSION

EXECUTIVE SESSION: Notice is given that a closed meeting will be held pursuant to Section 551.074 of the Texas Government Code (V.T.C.A.) so that the Council may discuss personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (**Mayor and Mayor Pro Tem**).

RECONVENE REGULAR MEETING

13. Selection of the Mayor and Mayor Pro Tem.
 - a. Discussion and possible action on the selection of the Mayor.
 - b. Discussion and possible action on the selection of the Mayor Pro Tem.

ADJOURNMENT

I certify that the above notice of meeting was posted on the Public Notice Board located in front of City Hall on **May 12, 2026**, by 5:00 PM.

CITY OF HEWITT

Lydia Lopez

Lydia Lopez, TRMC/MMC

City Secretary

In compliance with the Americans with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with accessible parking 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 City Secretary at 254.296.5602 or by fax at 254.666.6014.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: May 18, 2026

AGENDA ITEM #: 4.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and possible action on **Ordinance No. 2026-06**, rezoning 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:

Susilo Suprobo submitted a request to change the zoning designation of this tract, located in the 400 block of Spring Valley Rd., shown in the attached documents from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109 (A, 8), residential dwelling units. The variance allows him to build his personal residence on the property as an accessory building. This property is adjacent to and East of the Sunflower Ridge Addition along Spring Valley Road. The other surrounding property is vacant at this time. The Planning and Zoning Commission met on Tuesday, May 5, 2026, to consider the request. After a public hearing and deliberation, the commission recommended approval of the request by a vote of 6 to 0.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to approve **Ordinance 2026-06** rezoning property located in the 400 block of Spring Valley Road, known as O'Campo C A-32, a 517-acre tract, Property ID 138847, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109 (A, 8), residential dwelling units.

ATTACHMENTS:

1. PZ Packet Info 05052026-2
2. Planning & Zoning Meeting_Minutes_Preview (1)
3. 2026-06 -Rezone - Susilo Suprobo 400 blk Spring Valley R-1 to C-1
4. Exhibit A

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

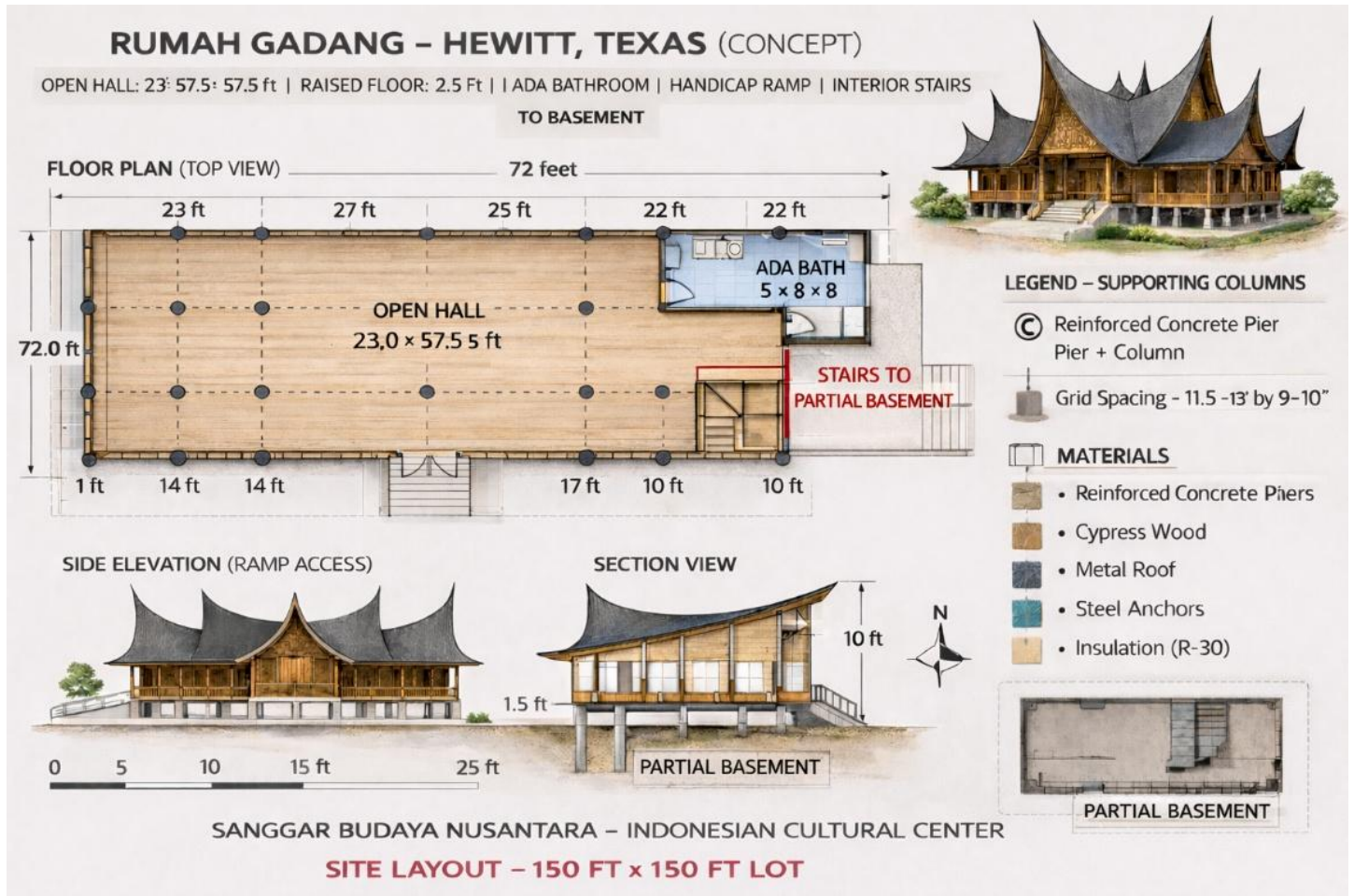
- Initiate the Development Plan review process in accordance with the recommendations of the Head of Planning and Community Development, in consultation with the City Manager.
- Apply for a zoning change to a commercial designation, with a variance to permit a limited owner-occupied residential space 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;

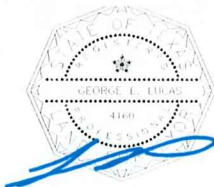
THENCE with the northeast line of this tract and the southwest line of the Timmermann Tract South 30°42'46" East a distance of 150.14 feet an 1/2" iron rod set for an interior corner of the Timmermann Tract, being the east corner of this tract;

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

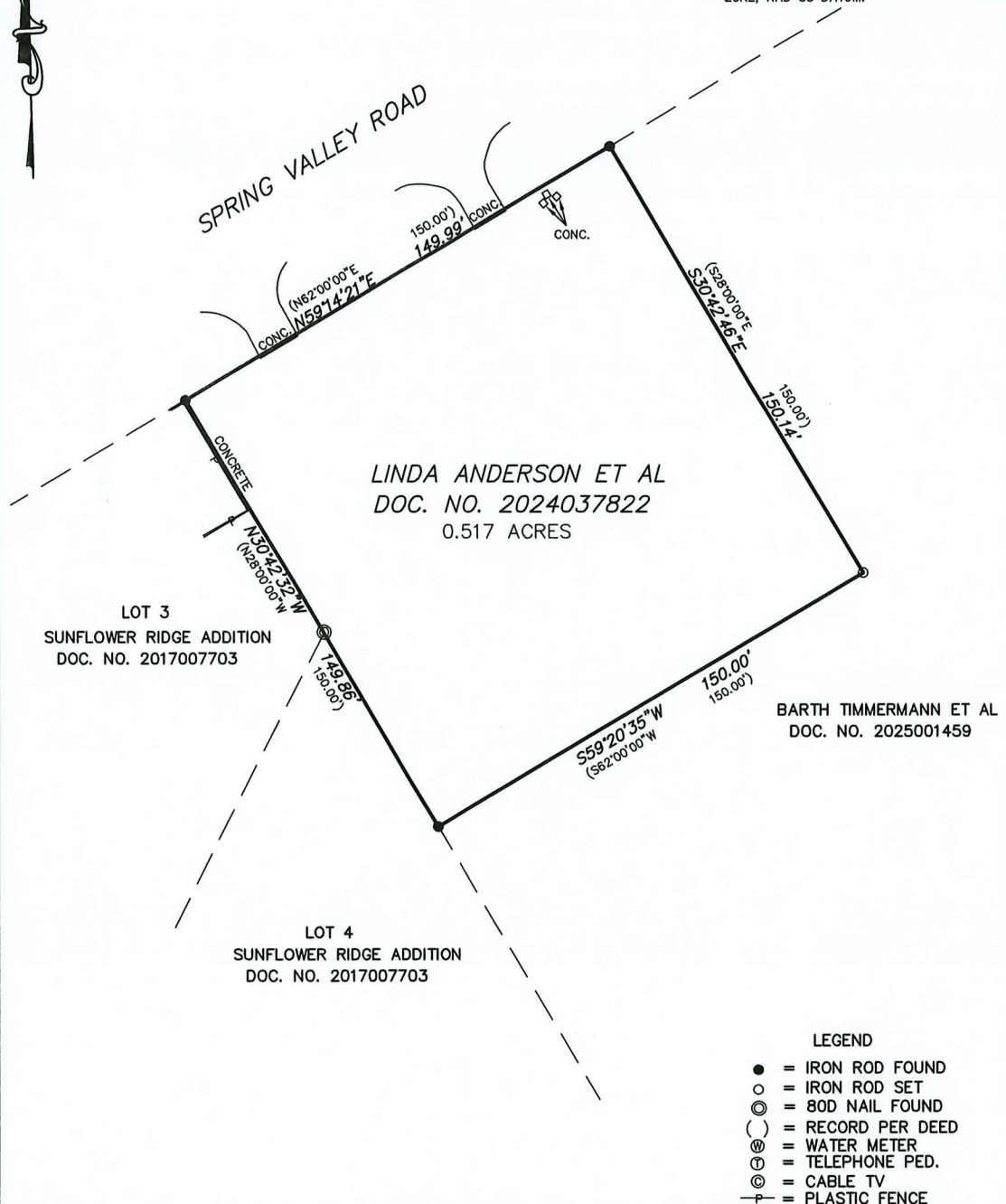
CELCO SURVEYING
 REG. # 10193975
 TEL: 830-214-5109

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.



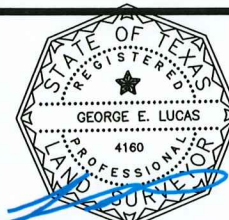
X
[Handwritten signature]

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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FLINT ROCK RD

BRIAR RIDGE DR

E SPRING VALLEY RD

E SPRING VALLEY RD

INDUSTRIAL DR

DANE DR

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379606

379605

359776

359773

632 ft

620 ft

645 ft

701

142

198

298

2113

2113

240

314

1001

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 COMMISSION NOTICE OF MEETING

May 5, 2026, at 6:00 PM

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

MINUTES

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

CALL TO ORDER

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

Staff Present: Tracy Lankford, Community Development Director

Brittney Cantu, Community Development Coordinator

Chairman Paul Lasater called the meeting to order at 6:00PM.

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.

Public Hearing opened at 6:01PM. No one came forward to speak on behalf of project. Tracy Lankford, Community Development Coordinator, spoke on what the applicant submitted for the project. The variance is to allow a residence on a commercial property. The applicant, Susilo Suprobo, wants to have his residence on site of the proposed Indonesian Center. There will be a required number of parking spaces depending on the overall square footage of the project. Drainage issues will be addressed during the permitting process, as well as there being a required fence between the properties in the Sunflower Ridge Subdivision. Speaking against the project, Sherrie Voss, residing at 117 Foxglove. Ms. Voss states she does not want this in her backyard. No one else spoke for or against the project. Public Hearing closed at 6:08PM.

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.

A motion was made by Brian Dalrymple, seconded by Paul Lasater, to recommend approval of the re-zone request. All six in favor, motion to go before City Council May 18, 2026.

3. Consider approval of minutes for the April 7, 2026 regular Planning and Zoning meeting.
A motion was made by Travis Bailey, seconded by Dustin Crawford, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 6:11PM.

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 11-15-99 AND ALL AMENDMENTS THERETO, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF HEWITT, TEXAS, CHANGING THE ZONING CLASSIFICATIONS OF THE HEREIN DESCRIBED PROPERTY FROM R-1 SINGLE-FAMILY RESIDENTIAL TO C-1 RESTRICTED COMMERCIAL DISTRICT, PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by Susilo Suprobo to rezone property known as, known as, O'Campo C A-32, a .517-acre tract, Property ID 138847, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109 (A, 8), to allow an accessory residential dwelling unit.

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law, and

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on May 18, 2026, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday, May 5, 2026, after due notice in the manner provided by law; and

WHEREAS, a site plan of the proposed development was presented and discussed, and

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending approval of this rezoning request by a unanimous vote; and

WHEREAS, the City Council of the City of Hewitt, Texas, deems that this rezoning is in accordance with the Comprehensive Land Use Plan and is in the public interest;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS, THAT:

SECTION ONE. That certain tract or parcel of land in McLennan County, Texas, known as known as known as O'Campo C A-32, a .517-acre tract, Property ID 138847, from R-1 Single-Family District to C-1 Restricted Commercial District with a variance to Section 2.109 (A, 8), to allow an accessory residential dwelling unit.

SECTION TWO. A proposed map of the area is shown in Exhibit “A”.

SECTION THREE. All ordinances, statutes, restrictions, and regulations applicable to this property shall be complied with, as well as all zoning restrictions and regulations that are applicable to this property.

SECTION FOUR. That all provisions of the ordinances of the City of Hewitt in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION FIVE. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION SIX. Any person, firm, corporation, agent, or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION SEVEN. The caption of this Ordinance shall be published within ten (10) days of its passage in a newspaper of general circulation in the City of Hewitt.

SECTION EIGHT. This Ordinance shall become effective ten (10) days after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED this the 18th day of May 2026 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

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

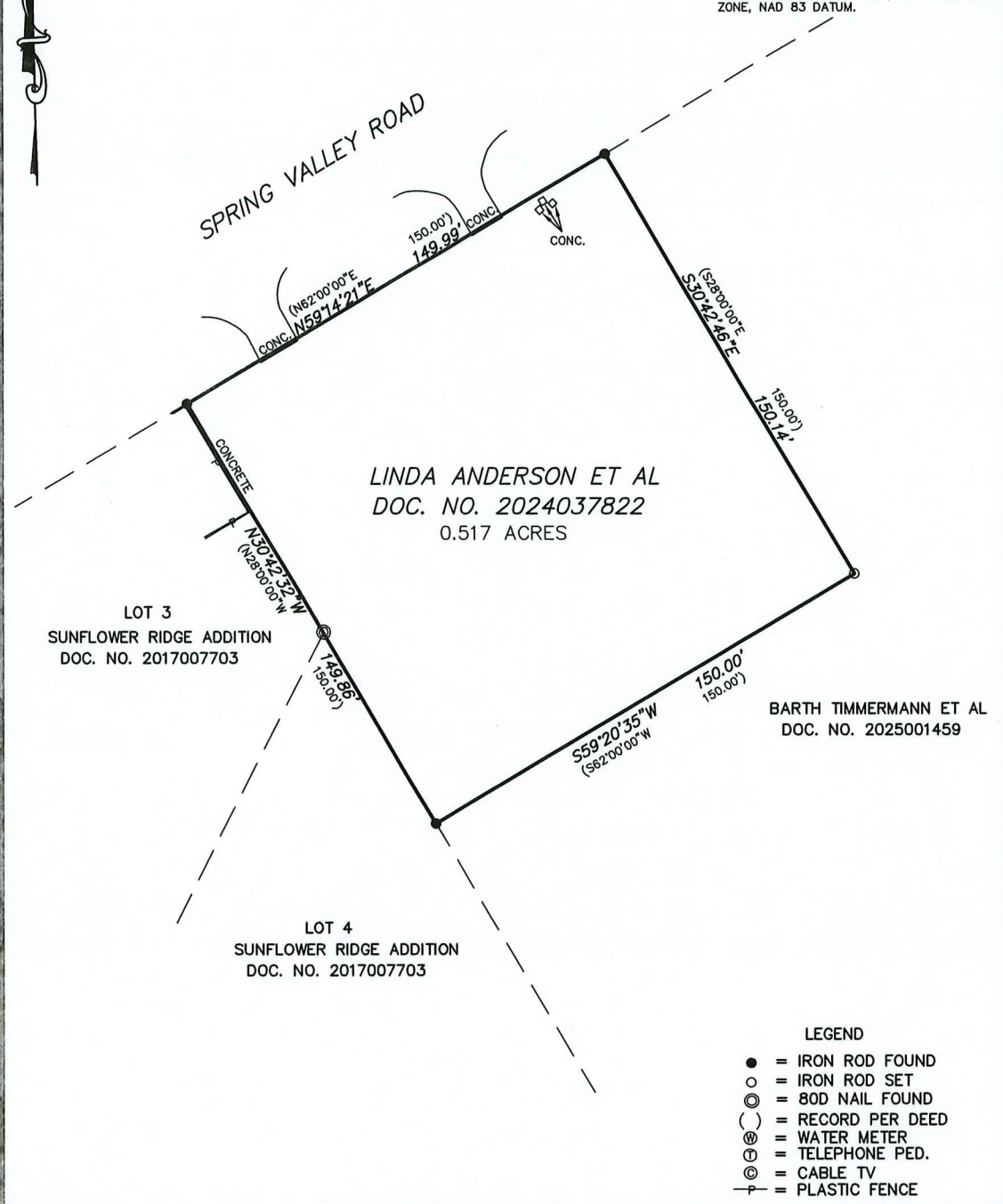
SURVEY PLAT

P.O. Box 701267
 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.



X

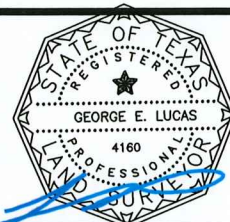
[Handwritten Signature]

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

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: May 18, 2026

AGENDA ITEM #: 5.

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Approve minutes of the May 4, 2026, City Council Workshop/Regular Meeting.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached are the meeting minutes. Please review and advise if any corrections are needed.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of the minutes as presented, but to allow for correction.

ATTACHMENTS:

1. May 4, 2026, City Council Workshop-Regular Meeting Minutes

HEWITT TEXAS

CITY COUNCIL WORKSHOP/REGULAR MEETING

May 4, 2026, at 6:00 PM

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

MINUTES

Steve Fortenberry, Mayor: Ward 3, – **Erica Bruce**, Mayor Pro Tem: Ward 3
Michael S. Bancale, Council Member: At-Large – **Johnny Stephens**, Council Member: Ward 1
Bob Potter, Council Member: Ward 2 – **Brad Turner**, Council Member: Ward 1
Vacant Seat, Council Member: Ward 2

WORKSHOP MEETING - 6:00 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Workshop Meeting to order at 6:00 p.m., announced all members were present, and declared a quorum.

WORKSHOP AGENDA

1. Presentation and discussion concerning prevailing wages.
City Attorney Mike Dixon provided an overview of Chapter 2258 of the Texas Government Code, which outlines the City's responsibility to determine the prevailing wage rates for public works projects within its jurisdiction. Mr. Dixon recommended that the City Council consider adopting the 2025 survey published by the Associated General Contractors of America as the basis for establishing those rates. By consensus of the Council, he stated that he would prepare an ordinance for the Council's consideration at the May 18, 2026, Council meeting, which would include a provision to adopt future updated surveys.

WORKSHOP ADJOURNMENT

MOTION: Council Member Michael Bancale moved to adjourn the Workshop Meeting at 6:41 p.m.

SECOND: Council Member Bob Potter

AYES: Potter, Bancale, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Regular Meeting to order at 7:00 p.m., announced all members were present, and declared a quorum.

PLEDGE OF ALLEGIANCE

Mayor Steve Fortenberry led the Pledge of Allegiance.

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic not already scheduled for a public hearing. The Texas Open Meetings Act prohibits the Council from discussing, responding to, or acting on any comments or items not posted on the agenda. (Note: Citizens who wish to speak must complete a “Public Comment Form” and present it to the City Secretary before the meeting.)

Mayor Fortenberry read the public comment statement. The City Secretary reported that no public comment forms were received.

REGULAR AGENDA ITEMS

2. Approve minutes of the April 20, 2026, City Council Workshop/Regular Meeting.
MOTION: Mayor Pro Tem Erica Bruce moved to approve the minutes as presented, but to allow for corrections.
SECOND: Council Member Brad Turner
AYES: Bancale, Stephens, Turner, Bruce, Potter, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.

3. Presentation of the report from the City Engineer, Miles Whitney, P.E.
Update on pending utility projects.
Update on pending street projects.
Update on pending drainage projects.
City Engineer Miles Whitney reviewed the listed projects. There was general discussion concerning the projected cost of the Lift Station No. 4 force main project and the Commerce Park Plant Improvements.

4. Briefing and discussion concerning the Financial Statements ending March 31, 2026.
City Manager Bo Thomas advised that the Financial Statements for the period ending March 31, 2026, were sent electronically on April 21, 2026, for review. The Council raised no questions or concerns.

5. Discussion and possible action on approval of the Quarterly Investment Report for the quarter ending March 31, 2026.
City Manager Bo Thomas presented the Quarterly Investment Report for the quarter ending March 31, 2026, as prepared by Valley View Consulting LLC.
MOTION: Council Member Michael Bancale moved to approve the Quarterly Investment Report for the period ending March 31, 2026.
SECOND: Council Member Bob Potter
AYES: Stephens, Turner, Bruce, Potter, Bancale, and Fortenberry
NAYES: None

ABSENT: None
MOTION PASSED.

6. Briefing and discussion concerning Council priorities for budget preparation and the FY 2026-2027 Budget Calendar.
City Manager Bo Thomas presented the item, noting that it provided the Council with an opportunity to communicate any budget priorities and discuss the FY 2026–2027 Budget Calendar.

The following items were brought forth:

- drainage channel (Neely & Hidden Meadow)
- competitive salaries with local entities
- expanding the Human Resource Department to hire an assistant
- a multi-use facility for library events,
- infrastructure and safety
- salary survey

7. Request for future workshops and/or agenda items.

City Manager Bo Thomas stated that the item provided the Council with an opportunity to request future workshop topics or agenda items for consideration.

ADJOURNMENT

MOTION: Council Member Bob Potter to adjourn the Regular Meeting at 7:34 p.m.

SECOND: Council Member Michael Bancale

AYES: Turner, Bruce, Potter, Bancale, Stephens, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: May 18, 2026

AGENDA ITEM #: 6.

SUBMITTED BY: Elizabeth Saegert, Interim Finance Director

ITEM DESCRIPTION:

Briefing and discussion concerning the Financial Statements ending April 30, 2026.

STAFF RECOMMENDATION/ITEM SUMMARY:

The financial statements for the period ending April 30, 2026, were provided electronically on May 8, 2026. This item allows Council the opportunity to ask questions or provide comments.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

No action is required.

ATTACHMENTS:

None

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: May 18, 2026

AGENDA ITEM #: 7.

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion and possible action on **Ordinance No. 2026-07** adopting prevailing wage rates for public work projects of the City of Hewitt, Texas.

STAFF RECOMMENDATION/ITEM SUMMARY:

At the last Council meeting, the City Attorney presented his recommendation regarding the City's requirement to establish prevailing wage rates for public works projects within the City. He recommended that the Council consider adopting the 2025 survey published by The Associated General Contractors of America as the basis for establishing those rates. At the Council's request, Mr. Dixon included a provision in the ordinance to automatically adopt future updates to the survey.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of **Ordinance No. 2026-07** adopting prevailing wage rates for public works projects of the City of Hewitt, Texas.

ATTACHMENTS:

1. 2026-07 Prevailing Wages
2. Exhibit "A" - Central Texas AGC Prevailing Wage Rate Survey

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS ADOPTING PREVAILING WAGE RATES FOR PUBLIC WORKS PROJECTS OF THE CITY OF HEWITT, TEXAS

WHEREAS, Texas Government Code Chapter 2258.022 requires the City to determine the local prevailing wage rates for public works contracts; and

WHEREAS, a local survey must be conducted, or the City may use the prevailing wages under the Davis-Bacon Act; and

WHEREAS, the City finds that it is in the public interest to adopt as its own the prevailing wage rates as determined by the Central Texas Chapter of The Associated General Contractors of America, Inc.;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

That, in accordance with Texas Government Code Chapter 2258, the City Council hereby adopts the prevailing wage rates as set forth in “Exhibit A” and determined by The Central Texas Chapter of The Associated General Contractors of America, Inc., and subsequent amendments, as the prevailing rates of wages for job classifications utilized on construction contracts for public works of the City.

That “Exhibit A” shall take effect immediately from and after passage of this ordinance and is to be included in the call for bids and the plans and specifications for public works projects for which the City of Hewitt is required to seek bids for work specified.

It is hereby officially found and determined that the meeting at which this ordinance is adopted was noticed and has been open to the public as required by law.

PASSED AND APPROVED this the 18th day of May 2026.

CITY OF HEWITT

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

EXHIBIT "A"

WAGE SURVEY RESULTS

The following table presents the prevailing wage rates reported by contractors operating within McLennan County. Each rate reflects the most commonly reported base wage for that trade, along with any available fringe or benefit contributions. This data provides school districts and public entities with an accurate reflection of the local construction labor market.

CENTRAL TEXAS AGC 2025 WAGE RESULTS

Trade	Prevailing Wage 2025	Fringe Benefits	Total Wage w/ Benefits
Acoustical Ceiling Installer	23.5	-	23.5
Bricklayer Masonry	28	-	28
Carpenter	25	2.64	27.64
CeramicTile Setter	20	-	20
Concrete Finisher	21	2.64	23.64
Concrete Form Setter	20	2.64	22.64
Crane Operator	25	2.64	27.64
Drywall Installer	23.5	-	23.5
Electrician - Laborer	16	-	16
Electrician - Apprentice	22	1.25	23.25
Electrician - Journeyman	35	1.89	36.89
Electrician - Low Voltage	30	1.25	31.25
Electrician - Master	45	6	51
Equipment Operator - Light	18	1.72	19.72
Equipment Operator - Heavy	24	4	28
Floor Covering - Installer/Soft	20	-	20
Forklift/Sky Track Operator	24	2.64	26.64
General Laborer	15	1.72	16.72
Glazer	25	-	25
HVAC - Apprentice	18	1.72	19.72
HVAC - Duct Installer	22	1.72	23.72
HVAC - Mechanic	28	1.72	29.72
Ironworker - Structural	25.38	2.64	28.02
Mason Tender	20	-	20
Painter - Painter	19	-	19
Plumber - Master	30	1.72	31.72
Plumber - Apprentice	18	1.72	19.72
Plumber - Journeyman	26	1.72	27.72
Plumber - Pipe Fitter	28	1.72	29.72
Roofer	17.75	-	17.75
Sheet Metal Worker	17.75	1.72	19.47
Truck Driver	19	4	23
Welder - Steel Structures	25	2.64	27.64

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: May 18, 2026

AGENDA ITEM #: 13.

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Selection of the Mayor and Mayor Pro Tem.

- a. Discussion and possible action on the selection of the Mayor.
- b. Discussion and possible action on the selection of the Mayor Pro Tem.

STAFF RECOMMENDATION/ITEM SUMMARY:

The Council may appoint any member, as noted in the Charter excerpt below.

Sec. 2.7 - Mayor /Mayor Pro Tem. At its first meeting following each regular election of council members, the council shall, by election, designate one of its members as mayor and another of its members as mayor pro tem, each of whom shall serve in such capacity for a term of one (1) year.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of the appointment of _____ as Mayor.

I move approval of the appointment of _____ as Mayor Pro Tem.

ATTACHMENTS:

None