

# HEWITT TEXAS

## PLANNING & ZONING COMMISSION NOTICE OF MEETING

June 2, 2026, at 6:00 PM

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

### AGENDA

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**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 Aaron Tucker to rezone property located in the 400 block of East Spring Valley Road, from R-1 Single-Family District to C-O Outdoor Commercial District, more particularly described as follows: O'Campo C A-32, 7.97-acre tract, property ID 138786

#### REGULAR AGENDA ITEMS

2. Discussion and Possible action to a request by Aaron Tucker to rezone property located in the 400 block of East Spring Valley Road, from R-1 Single-Family District to C-O Outdoor Commercial District, more particularly described as follows: O'Campo C A-32, 7.97-acre tract, property ID 138786
3. Consider approval of minutes for the May 5, 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 May 22, 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 & ZONNING AGENDA ITEM FORM

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**MEETING DATE:** June 2, 2026

**AGENDA ITEM #:** 1.

**SUBMITTED BY:** Brittney Cantu, Community Development Coordinator

**ITEM DESCRIPTION:**

This is a public hearing for a request to rezone property from R-1 to C-O. Public Hearing will take place during this time.

**STAFF RECOMMENDATION/ITEM SUMMARY:**

**FISCAL IMPACT:**

**SUGGESTED MOTION:**

**ATTACHMENTS:**

None

# HEWITT TEXAS

## **PLANNING & ZONING AGENDA ITEM FORM**

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**MEETING DATE:** June 2, 2026

**AGENDA ITEM #:** 2.

**SUBMITTED BY:** Tracy Lankford, Community Development Director

**ITEM DESCRIPTION:**

Discussion and Possible action to a request by Aaron Tucker to rezone property located in the 400 block of East Spring Valley Road, from R-1 Single-Family District to C-O Outdoor Commercial District, more particularly described as follows: O'Campo C A-32, 7.97-acre tract, property ID 138786

**STAFF RECOMMENDATION/ITEM SUMMARY:**

Aaron Tucker 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-O Outdoor Commercial District. This property is adjacent to the Collier Addition to the southwest and Shoal Flats III Addition to the northeast. It also shares a rear border with property along IH-35 frontage which is currently zoned C-O.

**FISCAL IMPACT:**

**SUGGESTED MOTION:**

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

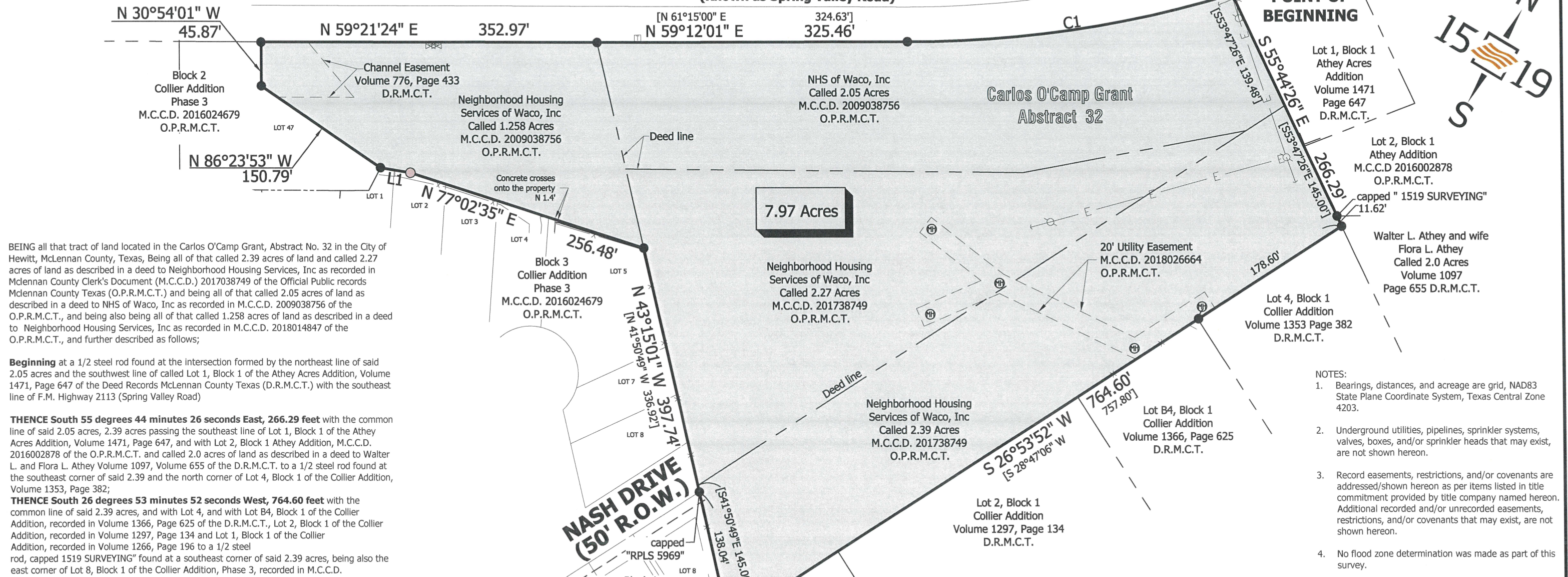
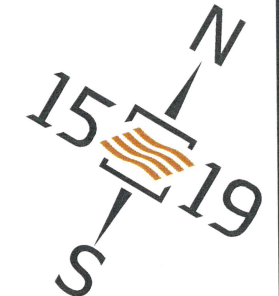
**ATTACHMENTS:**

1. Spring Valley
2. Signed Spring Valley Land Authorization Letter

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	LINE BEARING	DISTANCE
C1	1195.93'	346.01'	16°34'37"	344.81'	N 51°12'48" E	N 51°12'48" E	31.93'
	[325.81']			[325.61']	[N52°58'00"E]		

### F. M. HIGHWAY 2113 (100' R.O.W.)

(Known as Spring Valley Road)



BEING all that tract of land located in the Carlos O'Camp Grant, Abstract No. 32 in the City of Hewitt, McLennan County, Texas, Being all of that called 2.39 acres of land and called 2.27 acres of land as described in a deed to Neighborhood Housing Services, Inc as recorded in McLennan County Clerk's Document (M.C.C.D.) 2017038749 of the Official Public Records McLennan County Texas (O.P.R.M.C.T.) and being all of that called 2.05 acres of land as described in a deed to NHS of Waco, Inc as recorded in M.C.C.D. 2009038756 of the O.P.R.M.C.T., and being also being all of that called 1.258 acres of land as described in a deed to Neighborhood Housing Services, Inc as recorded in M.C.C.D. 2018014847 of the O.P.R.M.C.T., and further described as follows;

**Beginning** at a 1/2 steel rod found at the intersection formed by the northeast line of said 2.05 acres and the southwest line of called Lot 1, Block 1 of the Athey Acres Addition, Volume 1471, Page 647 of the Deed Records McLennan County Texas (D.R.M.C.T.) with the southeast line of F.M. Highway 2113 (Spring Valley Road)

**THENCE South 55 degrees 44 minutes 26 seconds East, 266.29 feet** with the common line of said 2.05 acres, 2.39 acres passing the southeast line of Lot 1, Block 1 of the Athey Acres Addition, Volume 1471, Page 647, and with Lot 2, Block 1 Athey Addition, M.C.C.D. 2016002878 of the O.P.R.M.C.T. and called 2.0 acres of land as described in a deed to Walter L. and Flora L. Athey Volume 1097, Volume 655 of the D.R.M.C.T. to a 1/2 steel rod found at the southeast corner of said 2.39 and the north corner of Lot 4, Block 1 of the Collier Addition, Volume 1353, Page 382;

**THENCE South 26 degrees 53 minutes 52 seconds West, 764.60 feet** with the common line of said 2.39 acres, and with Lot 4, and with Lot B4, Block 1 of the Collier Addition, recorded in Volume 1366, Page 625 of the D.R.M.C.T., Lot 2, Block 1 of the Collier Addition, recorded in Volume 1297, Page 134 and Lot 1, Block 1 of the Collier Addition, recorded in Volume 1266, Page 196 to a 1/2 steel rod, capped 1519 SURVEYING" found at a southeast corner of said 2.39 acres, being also the east corner of Lot 8, Block 1 of the Collier Addition, Phase 3, recorded in M.C.C.D. 2015029962 of the O.P.R.M.C.T.;

**THENCE North 43 degrees 15 minutes 01 seconds West, 397.74 feet** with the common line of said 2.39 acres, 2.27 acres and with Lot 8, passing the northwest line of Lot 8 and with the northeast right of way of Nash Drive and with Lots 8, 7, 6, 5 Block 3 of the Collier Addition Phase 3, recorded in M.C.C.D. 2016024679 of the O.P.R.M.C.T. to a 1/2 steel rod, capped 1519 SURVEYING" found and being in southwest line of said 2.27 acres, and being the east corner of said 1.258 acres being also the north corner of Lot 5;

**THENCE South 77 degrees 02 minutes 35 seconds West, 256.48 feet** with the common line of said 1.258 acres and Lots 5, 4, 3, 2, Block 3 to a 1/2 steel rod, capped 1519 SURVEYING" set at a southeast corner of said 1.258 acres, being also the northwest corner of Lot 2;

**THENCE South 68 degrees 19 minutes 04 seconds West, 31.93 feet** with the common line of said 1.258 acres and Lot 2 passing the southwest line of Lot 2 and with Lot 1 to a 1/2 steel rod, capped 1519 SURVEYING" found at a south corner of said 1.258 acres, and being the west corner of Lot 1, being also the east corner of Lot 47, Block 2;

**THENCE North 86 degrees 23 minutes 53 seconds West, 150.79 feet** with the common line of said 1.258 acres and Lot 47 to a 1/2 steel rod, capped 1519 SURVEYING" found at the southwest corner of said 1.258 acres and being the northeast corner of Lot 47;

**THENCE North 30 degrees 54 minutes 01 seconds West, 45.87 feet** continuing with the same to a 1/2 steel rod found at the southwest corner of said 1.258 acres, and being the northwest corner of Lot 47 in the southeast line of F.M. Highway 2113 (Spring Valley Road);

**THENCE North 59 degrees 21 minutes 24 seconds East, 352.97 feet** with the common line of 1.258 acres and F.M. Highway 2113 (Spring Valley Road) to a 1/2 inch steel rod found at the north corner of said 1.258 acres and being the southwest corner of said 2.05 acres;

**THENCE North 59 degrees 12 minutes 01 seconds East, 325.46 feet** with the common line of 2.05 acres and F.M. Highway 2113 (Spring Valley Road) to a 1/2 inch steel rod found; **THENCE northeast 346.01 feet** with a **curve to the left** having a **radius of 1195.93 feet** and a **central corner of 16 degrees 34 minutes 37 seconds (chord bears North 51 degrees 12 minutes 48 seconds East, 344.81)**, continuing with the same to the **POINT OF BEGINNING, CONTAINING 7.97 ACRES**

Stewart Title Guaranty Company  
Effective Date: October 26, 2021  
Issued Date: November 15, 2021  
G.F. NO. 20212871

- 10b. Easement filed 07/02/1999 from FARM EQUIPMENT DISTRIBUTING INC to HEWITT CITY OF recorded as Instrument # 9923094 in Volume 492, Page 217 of the Official Public Records of McLennan County, Texas. (Tract One) (DOES NOT TOUCH SUBJECT PROPERTY)
- 10f. Easement filed 03/25/1991 from CENTRAL TEXAS SAVINGS AND LOAN ASSOCIATION to TEXAS UTILITIES ELECTRIC COMPANY recorded in Volume 1714, Page 605, McLennan County Deed Records. (DOES NOT TOUCH SUBJECT PROPERTY)
- 10g. Easement filed 07/30/2018 from NEIGHBORHOOD HOUSING SERVICES OF WACO, INC to CITY OF HEWITT, TEXAS recorded as Instrument # 2018026664 of the Official Public Records of McLennan County, Texas. (Tracts One & Two) (THIS ITEM IS PLOTTED AND SHOWN ON THE SURVEY)

### LEGEND

- - 1/2 Inch Steel Rod Capped "1519 SURVEYING" Set
- - 1/2 Inch Steel Rod found unless otherwise stated
- - Telephone Pedestal
- ⊕ - Manhole
- ⊗ - Water Valve
- - Guy Wire
- - Power Pole
- - Power Line
- M.C.C.D. - McLennan County Clerk's Document
- O.P.R.M.C.T. - Official Public Records of McLennan County, Texas
- D.R.M.C.T. - Deed Records McLennan County Texas
- [ ] - Record

- NOTES:
1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
  2. Underground utilities, pipelines, sprinkler systems, valves, boxes, and/or sprinkler heads that may exist, are not shown hereon.
  3. Record easements, restrictions, and/or covenants are addressed/shown hereon as per items listed in title commitment provided by title company named hereon. Additional recorded and/or unrecorded easements, restrictions, and/or covenants that may exist, are not shown hereon.
  4. No flood zone determination was made as part of this survey.

### BOUNDARY TITLE SURVEY

7.97 ACRES OUT OF THE CARLOS O' CAMP GRANT, ABSTRACT NO. 32 IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CALLED 2.39 ACRES OF LAND AND CALLED 2.27 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2017038749 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS AND BEING CALLED 2.05 ACRES OF LAND AS DESCRIBED IN A DEED TO NHS OF WACO, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2009038756 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS, AND BEING ALSO CALLED 1.258 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018014847 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on November 22, 2021; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

  
Date: November 30, 2021  
James David Dossey  
R.P.L.S. 6112

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

1519 Job No.: 10109	Drawn By: REP
Sheet 1 of 1	Reviewed By: JDD
Property Address: Spring Valley Road Hewitt, Texas 76643	Prepared For: Osiel Estrada



**1519**  
SURVEYING & ENGINEERING  
1519LLC.com

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS#

CENTRAL TEXAS  
5054 Franklin Ave., Ste. A  
Waco, TX. 76710  
254.776.1519  
DALLAS / FT. WORTH  
1200 W. Magnolia, Suite 300  
Ft. Worth, TX. 76104  
214.484.8586

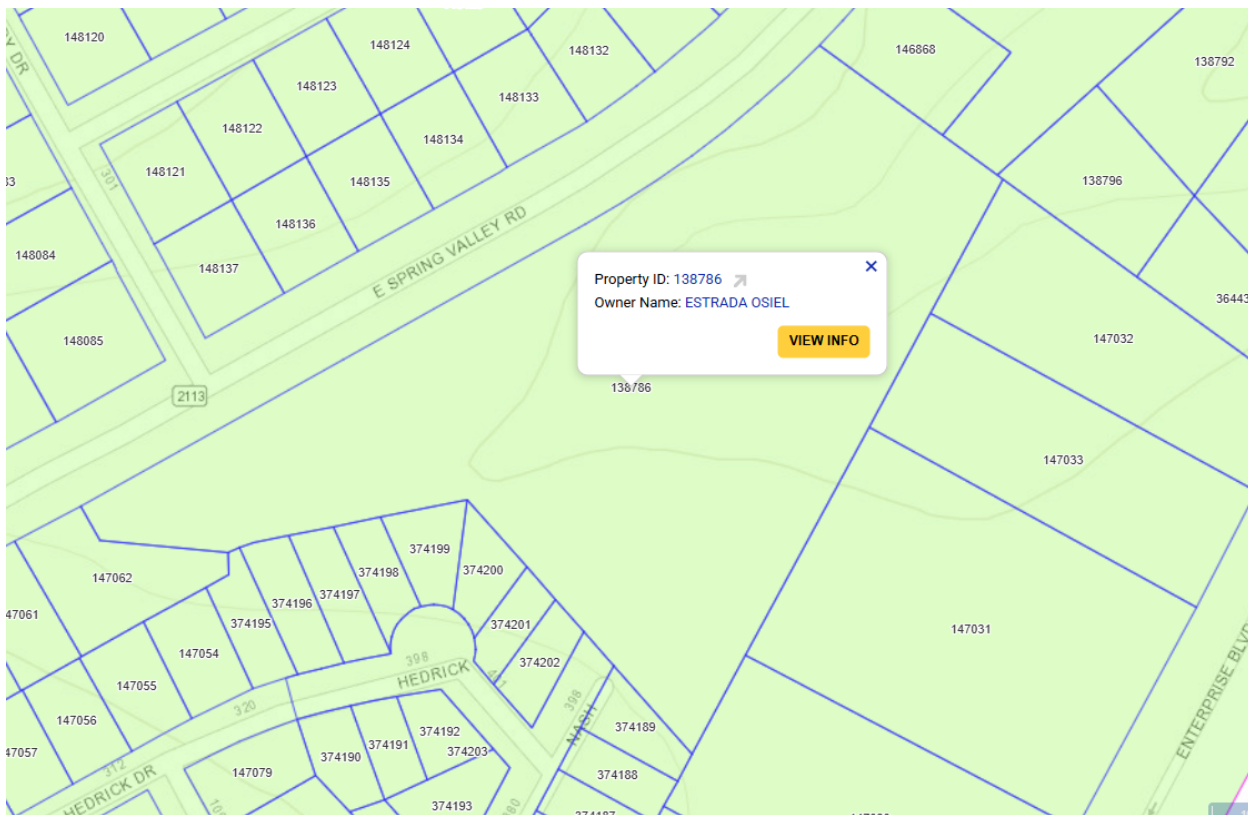
April 7, 2026

Tracy Lankford  
Community Development Director  
City of Hewitt  
103 N. Hewitt Drive, Suite E  
Hewitt, TX 76643

RE: Letter of Owner Authorization

Mr. Lankford,

I, Osiel Estrada hereby grant Aaron Tucker and Jordan Holy, dba Icon Texas Properties, LLC Authorization to submit zoning change applications on my behalf for the 7.97 acres I own on Spring Valley Drive in Hewitt, TX. This property is MCAD Property ID #138786, and is Legally Described as "O'CAMPO C A-32 Acres 7.97" and shown on the MCAD Property Exhibit below.



# HEWITT TEXAS

## PLANNING & ZONNING AGENDA ITEM FORM

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**MEETING DATE:** June 2, 2026

**AGENDA ITEM #:** 3.

**SUBMITTED BY:**

**ITEM DESCRIPTION:**

**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 05052026

# 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

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**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