



PLANNING & ZONING COMMISSION NOTICE OF MEETING

August 4, 2026, at 6:00 PM

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

AGENDA

Commission: Paul Lasater - Chairman

Travis Bailey, Dustin Crawford, Brian Dalrymple, Bobby Drake, Michael Lee Hix, Alfred Solano

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 Rebecca Hernandez to rezone property located in the 300 block of Ritchie Road, more particularly described as follows: Block 1, Lot 1 Ritchie Road Addition, 1.29 acre lot, property ID 368164 from C-2 General Commercial District to R-1-G Garden Home District.
2. Consider a request by Grayson Hughes to rezone property located in the 1100 block of West Warren Road, more particularly described as follows: O'Campo C A-32, approximately 55-acre tract, property IDs 138705, 414005, and 417489, from R-1 Single Family and R-1-G Garden Home Districts to PD Planned Development District (Residential and Commercial).

REGULAR AGENDA ITEMS

3. Discussion and Possible action to a request by Rebecca Hernandez to rezone property located in the 300 block of Ritchie Road, more particularly described as follows: Block 1, Lot 1 Ritchie Road Addition, 1.29 acre lot, property ID 368164 from C-2 General Commercial District to R-1-G Garden Home District.
4. Discussion and Possible action to a request by Grayson Hughes to rezone property located in the 1100 block of West Warren Road, more particularly described as follows: O'Campo C A-32, approximately 55-acre tract, property IDs 138705, 414005, and 417489, from R-1 Single Family and R-1-G Garden Home Districts to PD Planned Development District (Residential and Commercial).
5. Consider approval of minutes for the June 2, 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 July 30, 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.



PLANNING & ZONING AGENDA ITEM FORM

MEETING DATE: August 4, 2026

AGENDA ITEM #: 1.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

This is a request by Rebecca Hernandez to rezone property located in the 300 block of Ritchie Road, more particularly described as follows: Block 1, Lot 1 Ritchie Road Addition, 1.29 acre lot, property ID 368164 from C-2 General Commercial District to R-1-G Garden Home District. This property is located at the corner of Devonshire and Ritchie.

STAFF RECOMMENDATION/ITEM SUMMARY:

This property is located at the intersection of Ritchie and Devonshire and is currently vacant. It is adjacent to the Ellis Farm South Addition, which is R-1 zoned and across the street from the Hollyn Addition, which is zoned R-1-G. The property is currently served with water and wastewater.

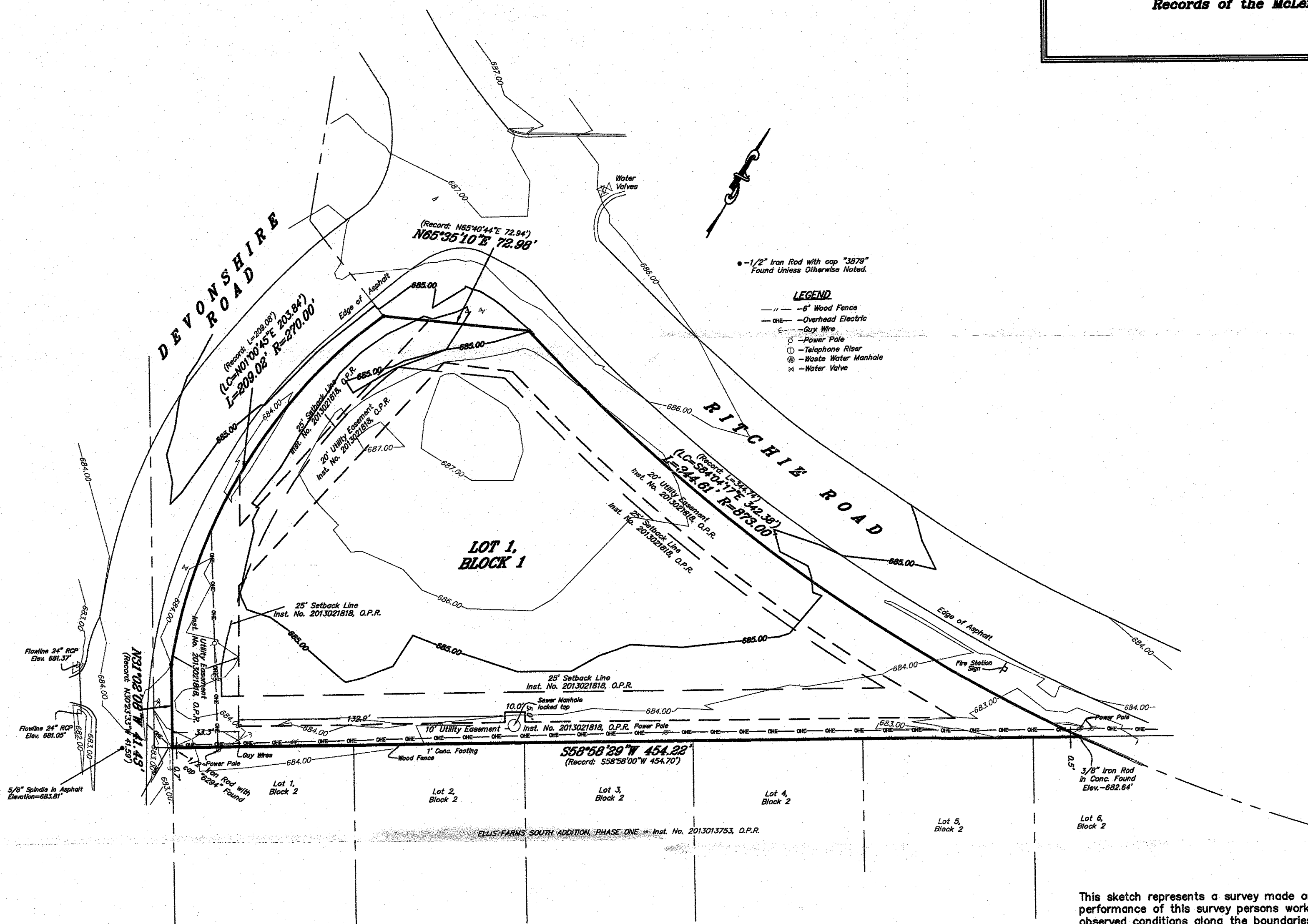
FISCAL IMPACT:

SUGGESTED MOTION:

ATTACHMENTS:

1. RITCHIE RD SURVEY
2. VISUAL OVERVIEW ZONING MAP AND PARCEL
3. Letter of Intent
4. Property owner authorization letter Notarized Documentdf

Sketch showing the Topographic Survey of Lot 1, Block 1, of the Ritchie Road Addition, to the City of Hewitt, McLennan County, Texas according to the plat of record as Instrument No. 2013021818 of the Official Public Records of the McLennan County, Texas



This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown.

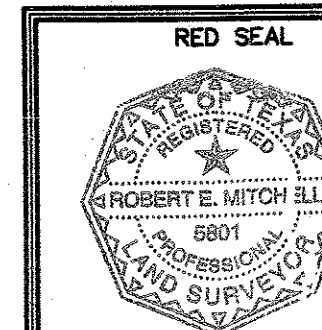
I hereby state that to the best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 12 day of Dec, 2017.

ROBERT E. MITCHELL R.P.L.S. 5801

FIELD NOTE DESCRIPTION ATTACHED
BEARINGS ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE NAD 83

ALL RIGHTS RESERVED
BY: MITCHELL & ASSOC., INC. 2017



SURVEYED: 11/21/2017

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Avenue, Suite 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

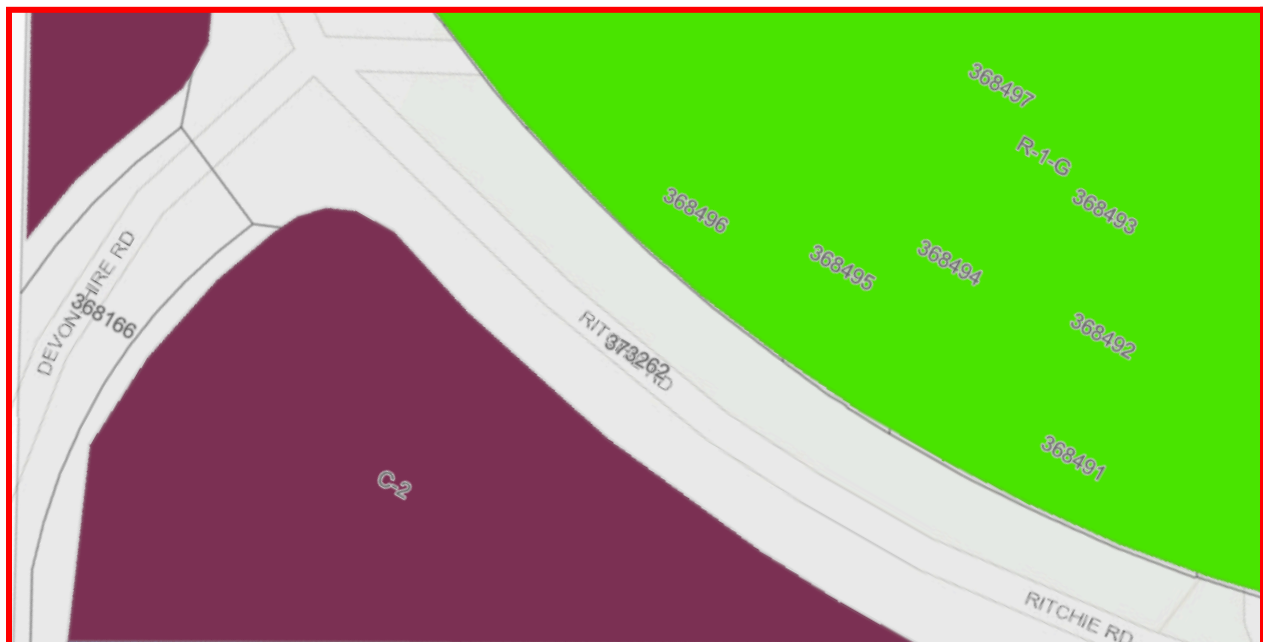
WORK ORDER NO: 17-10-10740 DIGITAL FILE: 17-10-10740 Topo Richie Road.dwg

FIELD SERVICES: TNFDS - 90/57

OF 5 Copies

SCALE 0 40 80

The following imagery provides a visual overview of the **RITCHIE ROAD ADDITION** (currently zoned C-2), which is the focus of this amendment request, alongside the established **HOLLYN ADDITION** (R-1-G) development situated just across the street.



Letter of Intent Zoning Amendment Application for 0 Ritchie Road

Dear Commissioners and Council Members,

I am excited to submit this Letter of Intent alongside my formal application to amend the zoning for the property located at 0 Ritchie Road (Parcel ID: 362560000001010) from C-2 (General Commercial) to R-1-G (Garden Homes).

As a developer, I look for projects that do not just make sense on paper, but truly elevate the surrounding community. When evaluating this site, the vision became immediately clear: a beautiful, high-quality residential enclave that perfectly complements the existing neighborhood. We are not looking to reinvent the wheel or introduce an untested concept. Directly across the street, just 30 feet from this property line is a well established garden home community. By approving R-1-G for this parcel, we are simply mirroring a high-quality housing style that the neighborhood already embraces and that has proven to be a wonderful fit for Ritchie Road.

Furthermore, this zoning amendment represents an immediate, fully-backed opportunity to breathe new life into a property that has sat vacant for twenty years plus. We are prepared to invest in this site and transform a dormant piece of land into a vibrant, completed neighborhood that the city and its residents will be proud of. A thoughtfully designed garden home community on this specific footprint is an incredibly productive use of the land. It allows us to meet the strong, ongoing demand for quality housing in our market while actively expanding Hewitt's property tax base, turning a historically inactive lot into a consistent contributor to the city's growth and prosperity.

In summary, approving the R-1-G zoning request achieves three practical objectives for the community:

- **Activates vacant land:** Transforms a lot that has been vacant for twenty plus years into a vibrant, well-maintained neighborhood. creating a premier residential enclave.
- **Maintains community standards:** Mirrors the established, successful garden home development already thriving just a couple of feet from Ritchie Road.
- **Creates municipal value:** Expands the city's tax base efficiently, maximizing property tax revenue through efficient land use

We are fully committed to delivering a residential product that reflects the high standards of the Hewitt community. I would be honored to partner with the city to bring this vision to life.

Thank you for your time, your leadership, and your favorable consideration of this request.

Sincerely,

Rebeca Hernandez, Real Estate Agent and, **Felipe Roman**, Developer

PROPERTY OWNER AUTHORIZATION LETTER

PROPERTY LOCATION: 0 Ritchie Road, Hewitt, TX (RITCHIE ROAD Lot 1 Block 1 Acres 1.29/ Parcel ID 362560000001010)

To the City of Hewitt Planning & Zoning Commission:

We, **KOREAN CHURCH OF WACO**, are the current legal owners of the above-referenced property.

We hereby grant official authorization to **Felipe Roman** (and/or his designated representatives), who is under contract to purchase this property for residential development, to act as our representative and Applicant to submit an Application for Amendment of the Zoning Ordinance to the City of Hewitt.

KOREAN CHURCH OF WACO

Signature

Printed Name

Title of person signing:

Date:

NOTARY ACKNOWLEDGMENT

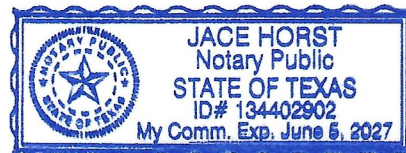
STATE OF TEXAS

COUNTY OF MCLENNAN

This document was acknowledged before me on this 26 day of June, 2026, by

Notary Public, State of Texas

My Commission Expires: June 5, 2027





PLANNING & ZONNING AGENDA ITEM FORM

MEETING DATE: August 4, 2026

AGENDA ITEM #: 2.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

This is a request by Grayson Hughes to rezone property located in the 1100 block of West Warren Road, more particularly described as follows: O'Campo C A-32, approximately 55-acre tract, property IDs 138705, 414005, and 417489, from R-1 Single Family and R-1-G Garden Home Districts to PD Planned Development District (Residential and Commerical).

STAFF RECOMMENDATION/ITEM SUMMARY:

This request is for 3 tracts of land that is currently vacant, located on the corner of Ritchie Rd. and W Warren. The applicant is requesting to rezone the property from R-1 and R-1-G to PD for the purpose of a planned development. This development includes approximately 3 acres for commercial use that is located on the immediate corner, with the remaining to be single-family residential. The development of this property will include the upgrade of an existing undersized wastewater line that is off-site. Approval of this zone change will be followed, in the future, by planned development plan approval.

FISCAL IMPACT:

SUGGESTED MOTION:

ATTACHMENTS:

1. Property Survey Area-1
2. Hewitt Residential Zoning Narrative
3. Owner's Authorization
4. 2026.06.16 SCHEMATIC DRAINAGE PLAN
5. 2026.06.16 SCHEMATIC UTILITY PLAN
6. 2026.07.21 SCHEMATIC SITE PLAN
7. Hewitt Commercial Corner Sample-1

Exhibit A
Property
(Highlighted in red)

Property #1:

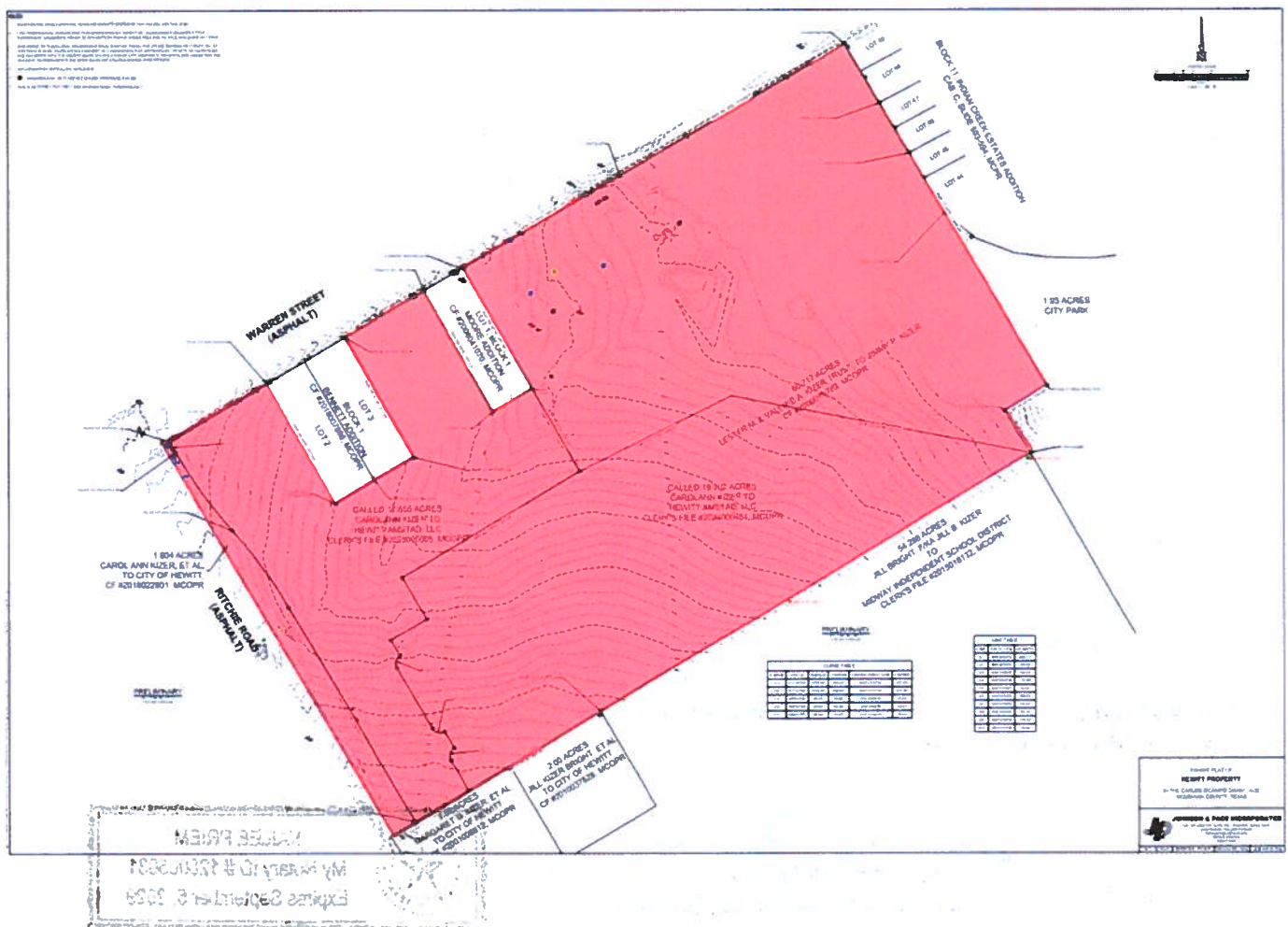
- Property ID: 417489
- Geographic ID: 360032000140100
- Legal Description: O'CAMPO C A-32 Acres 19.202

Property #2:

- Property ID: 414005
- Geographic ID: 360032000140090
- Legal Description: O'CAMPO C A-32 Acres 12.855

Property #3:

- Property ID: 138705
- Geographic ID: 360032000140004
- Legal Description: O'CAMPO C A-32 Acres 23.86



July 7, 2026
July 21, 2026 (Revised)

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

RE: Planned Development Zoning Request Narrative
Sage Communities Hewitt Residential

Dear Mr. Lankford,

The purpose of this request is to seek approval of a Planned Development (PD) zoning designation for approximately 60 acres of land located within the City of Hewitt, Texas. The proposed development is intended to create a thoughtfully planned mixed-use community consisting primarily of single-family residential development, complemented by a strategically located commercial retail tract designed to serve both future residents and the surrounding community.

The residential portion of the development will consist of single-family lots generally measuring approximately 60 feet by 110 feet. While the existing R-1 zoning district requires a minimum lot width of 80 feet, the Planned Development request seeks flexibility to allow a modest reduction in lot width while maintaining a high-quality residential character consistent with the City's development objectives. The proposed lot configuration promotes efficient land utilization while providing attractive homesites, quality infrastructure, and a cohesive neighborhood environment.

The following table summarizes the main zoning characteristics of our request:

Minimum Lot Size	6,600 SF (60'x110') with the exception of corner lots
Minimum Yard	Front: 25', Side: 5', Rear: 20'
Maximum Height	35 feet or 2 stories
Maximum Lot Coverage	50%
Minimum Residential Living Space	1,600 SF
Minimum Garage Spaces	2 per home

As a compensatory measure for the requested residential lot-width modification, the development plan includes approximately three (3) acres of commercially designated property located at a prominent corner within the project. This commercial tract is intended to accommodate neighborhood-serving retail and service uses (uses allowed by right under C-1 zoning) that will provide convenience to area residents, create additional economic activity, and expand the City's tax base. The commercial property may be marketed for sale to qualified users or developed by the ownership group based on market demand and community needs.

In addition to the commercial component, the project will include significant public infrastructure improvements to the City's wastewater collection system. As part of the development, the ownership group will fund and construct upgrades to an existing downstream sanitary sewer line serving the area. These improvements will increase available wastewater capacity not only for the proposed development but also for other existing and future properties tributary to the improved sewer segment. The proposed infrastructure investment will enhance the long-term performance and reliability of the wastewater system while supporting future growth and development within this portion of the City.

Overall, the Planned Development request represents a balanced approach that combines quality residential growth, future commercial opportunities, and meaningful infrastructure enhancements. The proposed development will provide additional housing opportunities, expand the local tax base through the introduction of commercial property, improve public utility infrastructure, and contribute to the continued growth and prosperity of the City of Hewitt. We respectfully request consideration and approval of the Planned Development zoning designation and look forward to working collaboratively with City staff, the Planning and Zoning Commission, and the City Council throughout the review process.

Summary:

Variance Requested – Reduction of minimum lot width from 80 feet to 60 feet.

Compensatory Measure 1 – Improvement of infrastructure for sewer service downstream.

Compensatory Measure 2 – Development of approximately 3 acres of commercial / retail at the major corner of Ritchie and Warren.

If you should have any questions about the information contained herein, please do not hesitate to contact the SKC office for clarification.

Regards,

Sutherland King Consulting, LLC
Texas Engineering Firm No. F-22938

A handwritten signature in blue ink, appearing to read 'Grayson K. Hughes', is written over a light blue circular stamp.

Grayson K. Hughes, P.E.
Co-Founder / Principal



6430 MEADOWCREEK DRIVE, DALLAS, TX 75254
PHONE: 214.208.0519

OWNER AUTHORIZATION LETTER

Date: 7/8/2026

City of Hewitt
Planning & Zoning Department
200 Patriot Court
Hewitt, Texas 76643

Re: Owner Authorization for Planned Development Zoning Application - Approximately 56 Acres in Hewitt, Texas

To Whom It May Concern:

The undersigned, **AMSTAD HEWITT, a Texas limited liability company**, as owner of that certain approximately **56-acre** tract of land located within the City of Hewitt, Texas, commonly known as **55.917 Acres on W Warren Road, Hewitt, TX 76643** and more particularly described as **the property described on Exhibit A attached hereto** (the "Property"), hereby authorizes **Brandon Hiett, Mohr Partners, Inc., and their respective representatives, consultants, engineers, planners, attorneys, and assigns** to submit, process, and pursue applications and related materials with the City of Hewitt for rezoning of the Property to a **Planned Development (PD)** zoning designation.

The purpose of this request is to seek approval of a Planned Development (PD) zoning designation for approximately 60 acres of land located within the City of Hewitt, Texas. The proposed development is intended to create a thoughtfully planned mixed-use community consisting primarily of single-family residential development, complemented by a strategically located commercial retail tract designed to serve both future residents and the surrounding community.

This authorization includes, without limitation, the right to communicate with City staff, submit zoning applications and supporting materials, attend and present at Planning & Zoning Commission meetings and City Council meetings, respond to City comments, and take other actions reasonably necessary to pursue the proposed PD zoning request.

This authorization is provided solely for purposes of allowing the above-referenced parties to pursue the zoning and entitlement process for the Property and does not modify any existing purchase agreement, contract rights, or obligations between the parties.

Sincerely,

By:

Name: Joe White

Title: Partner/Owner

Entity: Joe White, AMSTAD HEWITT, LLC

STATE OF TEXAS

COUNTY OF Brazos

This instrument was acknowledged before me on this 7th day of July, 2026, by Joe White, as Partner/Owner of Amstad Hewitt, LLC, on behalf of said entity.

Notary Public, State of Texas

Signature:

Printed Name:

My Commission

Expires:

Kailee Priem
Kailee Priem
September 5, 2029

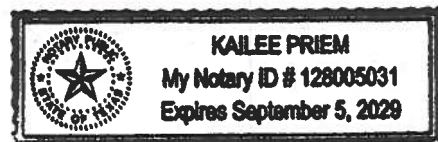


Exhibit A
Property
(Highlighted in red)

Property #1:

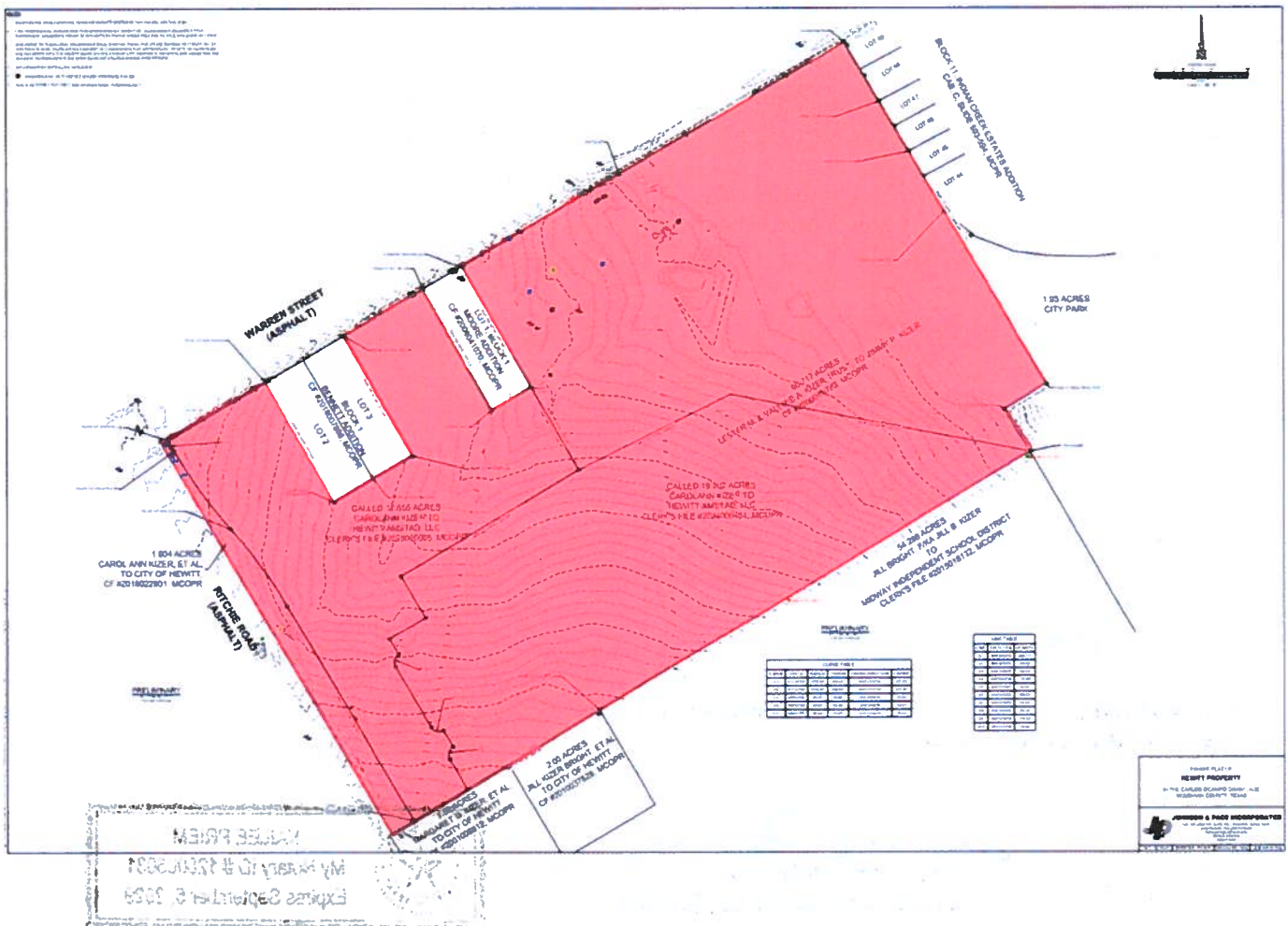
- Property ID: 417489
- Geographic ID: 360032000140100
- Legal Description: O'CAMPO C A-32 Acres 19.202

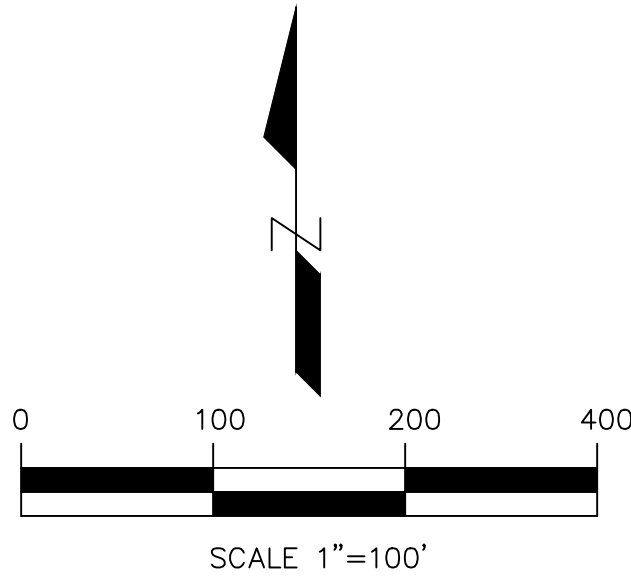
Property #2:

- Property ID: 414005
- Geographic ID: 360032000140090
- Legal Description: O'CAMPO C A-32 Acres 12.855

Property #3:

- Property ID: 138705
- Geographic ID: 360032000140004
- Legal Description: O'CAMPO C A-32 Acres 23.86





TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

PRELIMINARY

FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.

PREPARED BY:
GRAYSON K. HUGHES, PE

**SCHEMATIC
DRAINAGE PLAN**

HEWITT RESIDENTIAL

PROJECT NUMBER
2026.XXX

DRAWING DATE
2026.06.16

SCALE
1"=100'

DESIGNED BY
GKH

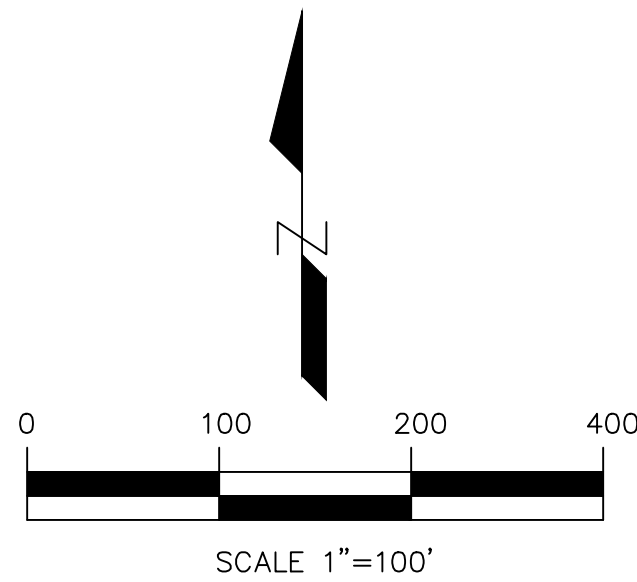
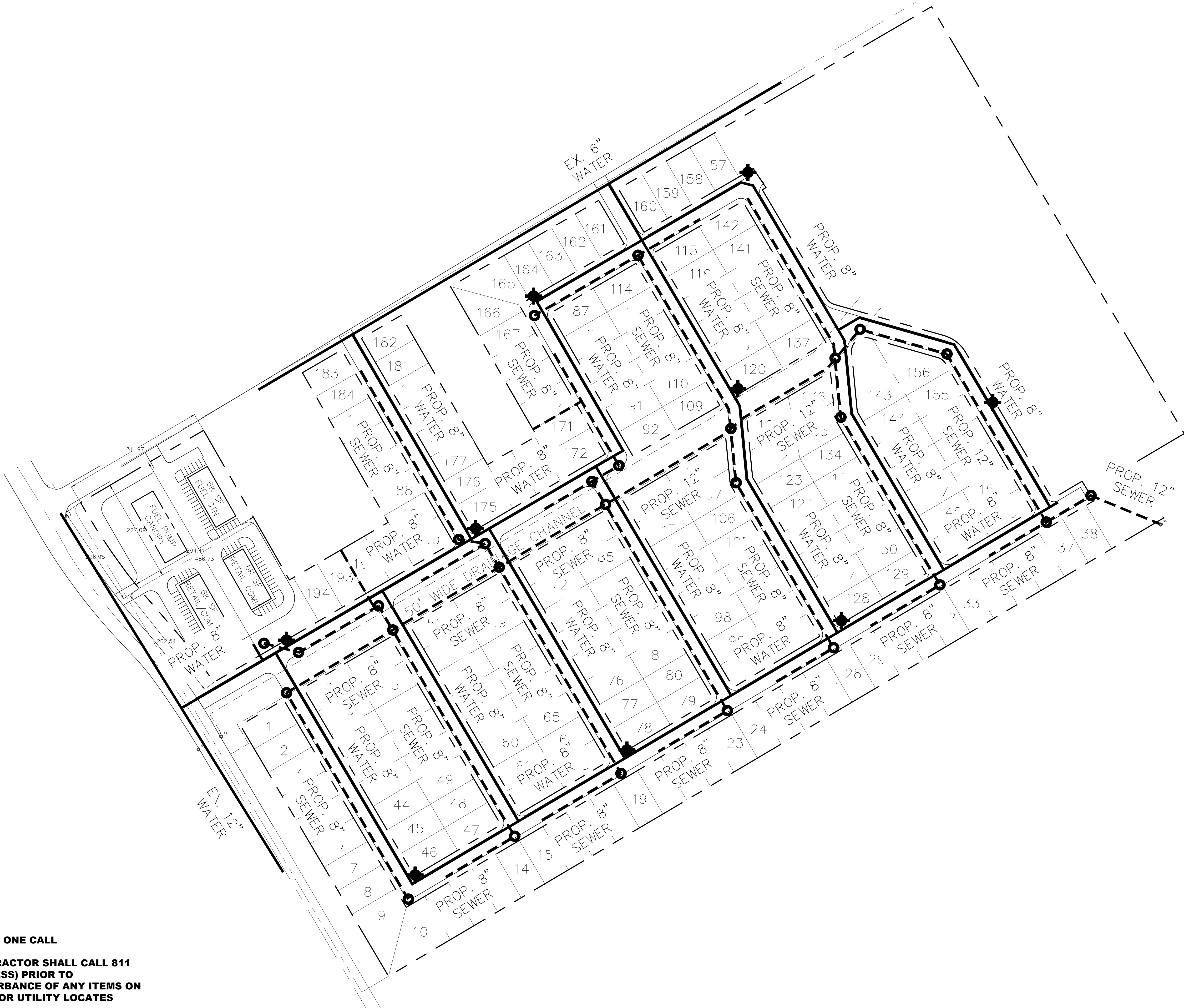
SHEET NUMBER
C3.0



SUTHERLAND KING
SUTHERLANDKING.COM
TX FIRM NO. F-22938
PHONE: 214.208.0519

6430 MEADOWCREEK DR
DALLAS, TX
75254

No.	DATE	DESCRIPTION



TEXAS ONE CALL

CONTRACTOR SHALL CALL 811
(DIGTESS) PRIOR TO
DISTURBANCE OF ANY ITEMS ON
SITE FOR UTILITY LOCATES

PRELIMINARY
FOR PRELIMINARY REVIEW,
PERMIT, OR PRICING
PURPOSES ONLY.

PREPARED BY:
GRAYSON K. HUGHES, PE

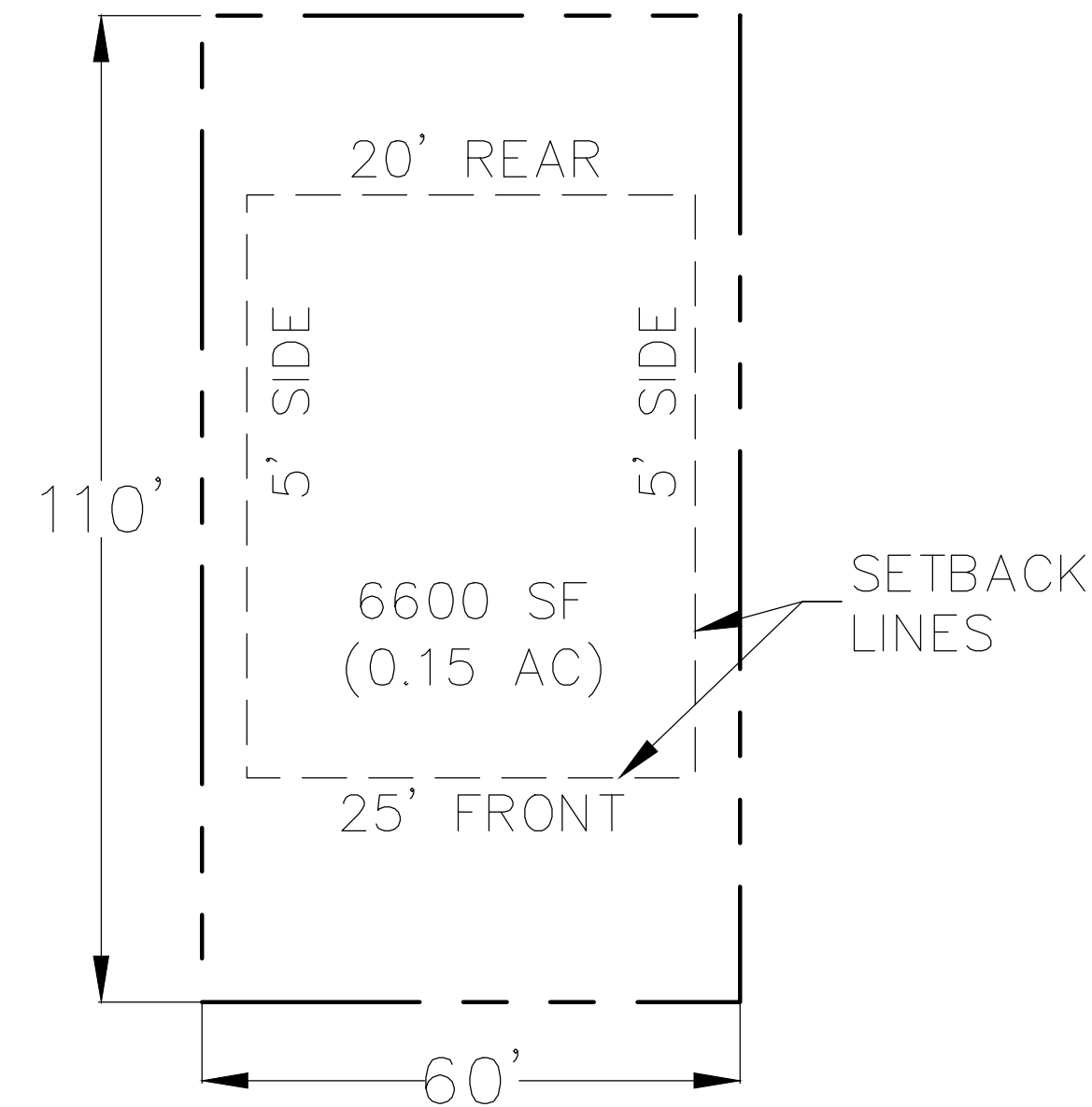
SCHEMATIC UTILITY PLAN

HEWITT RESIDENTIAL

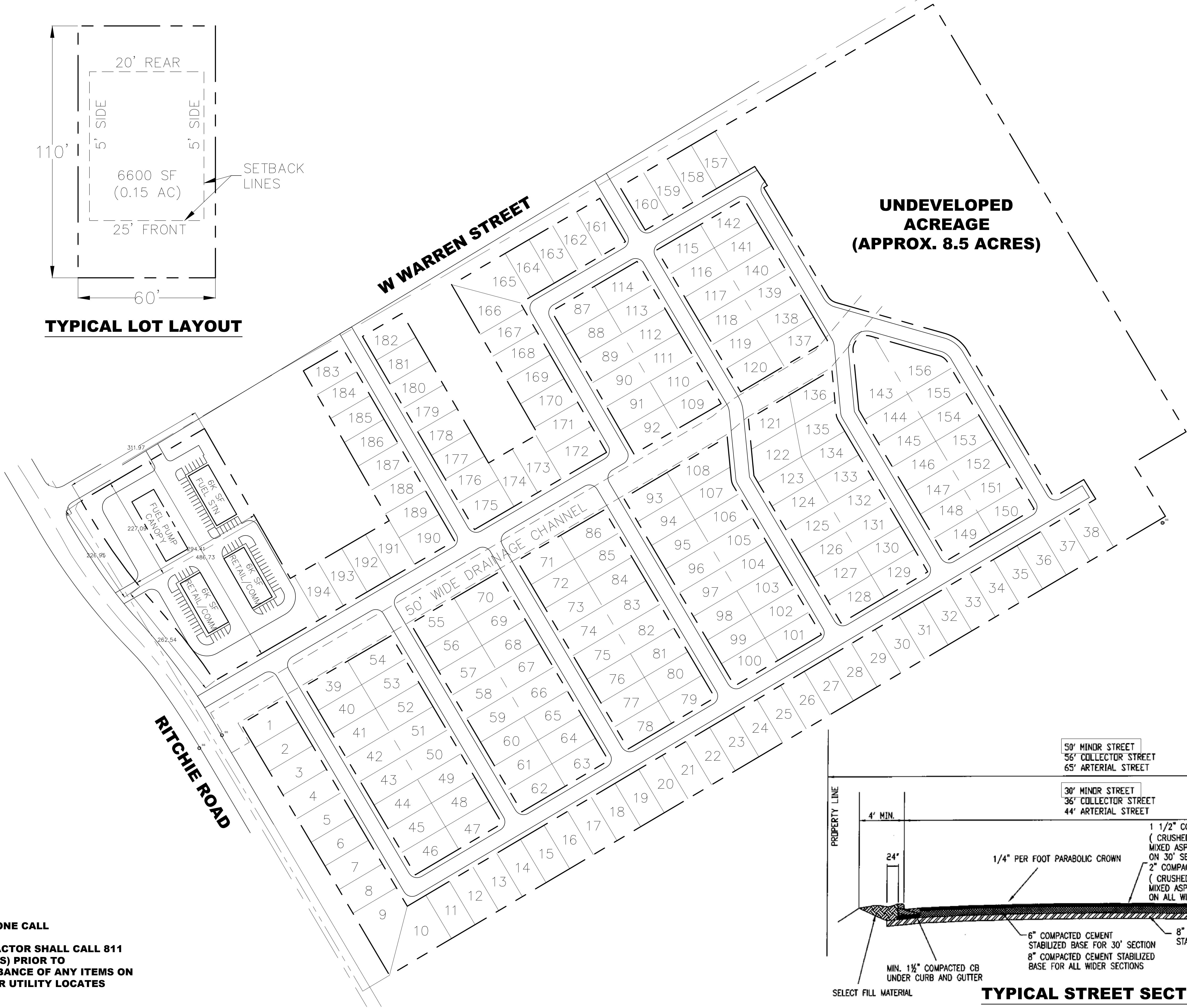
PROJECT NUMBER
2026.XXX
DRAWING DATE
2026.06.16
SCALE
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DESIGNED BY
GKH

SHEET NUMBER
C4.0

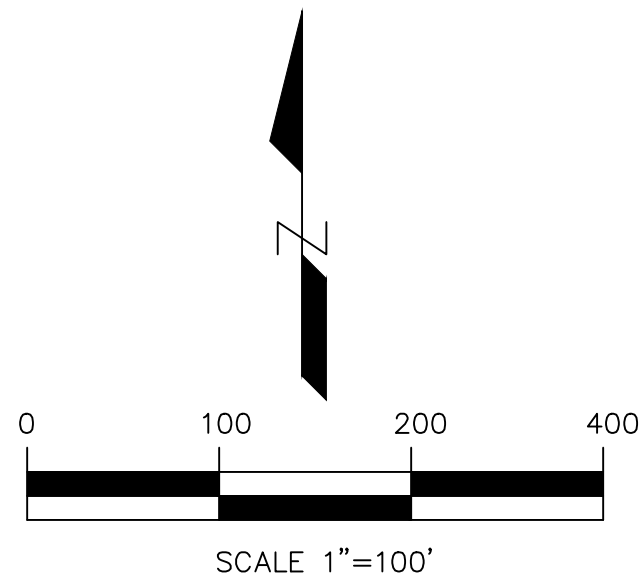
SUTHERLAND KING
SUTHERLANDKING.COM
TX FIRM NO. F-22938
PHONE: 214.208.0519
6430 MEADOWCREEK DR
DALLAS, TX
75254



TYPICAL LOT LAYOUT

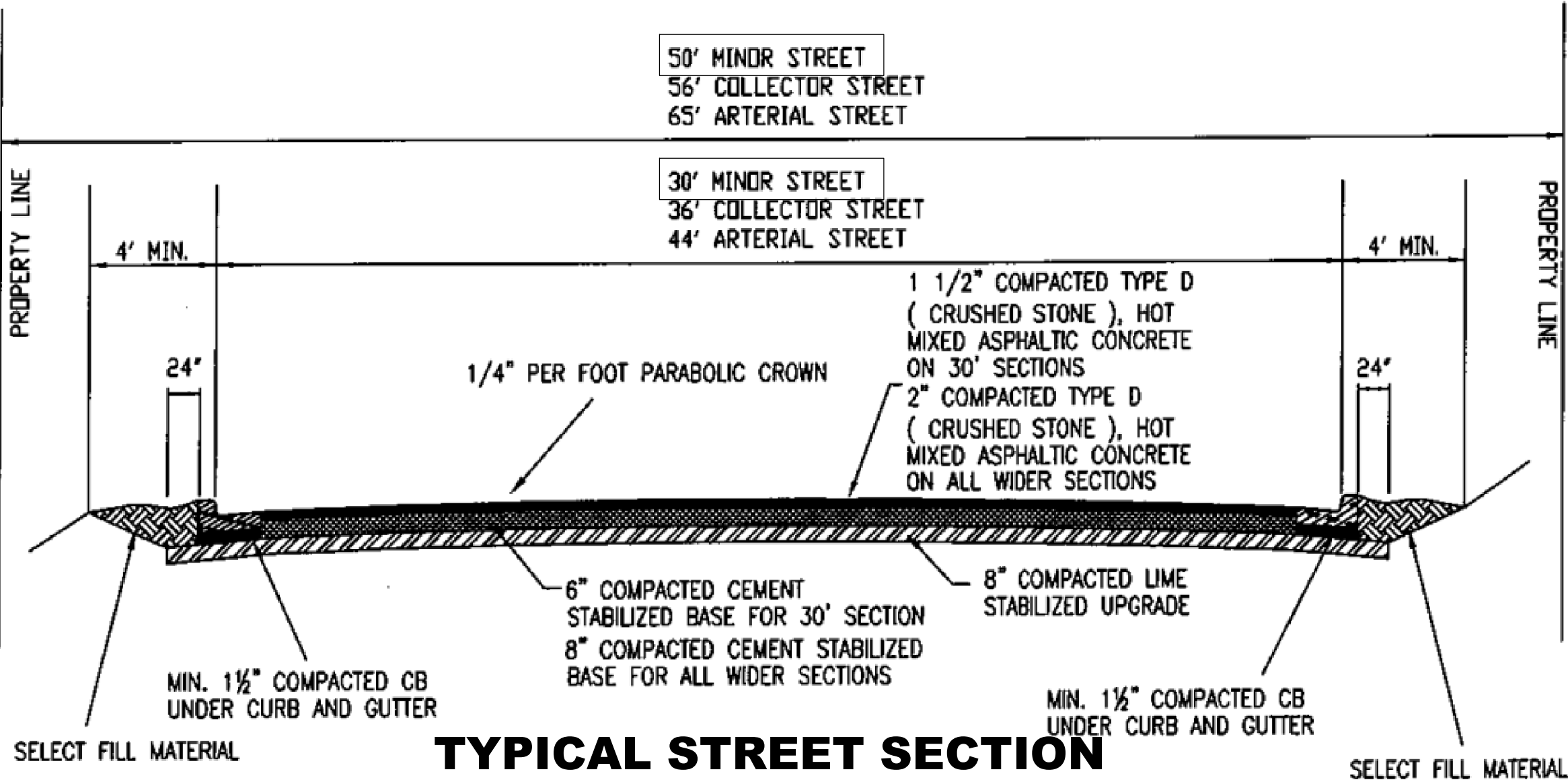


UNDEVELOPED
ACREAGE
(APPROX. 8.5 ACRES)



NOTES:
LOT COUNT - 194 LOTS
LOT DIMENSIONS - 60' WIDE x 110' LENGTH
INTERNAL ACCESS ROAD WIDTH - 30 FEET
INTERNAL ROW WIDTH - 50 FEET
18,000 SF RETAIL/COMMERCIAL AT CORNER

TEXAS ONE CALL
CONTRACTOR SHALL CALL 811
(DIGTESS) PRIOR TO
DISTURBANCE OF ANY ITEMS ON
SITE FOR UTILITY LOCATES



TYPICAL STREET SECTION

SUTHERLAND KING

6430 MEADOWCREEK DR
DALLAS, TX
75254

PHONE: 214.208.0519

SUTHERLAND KING

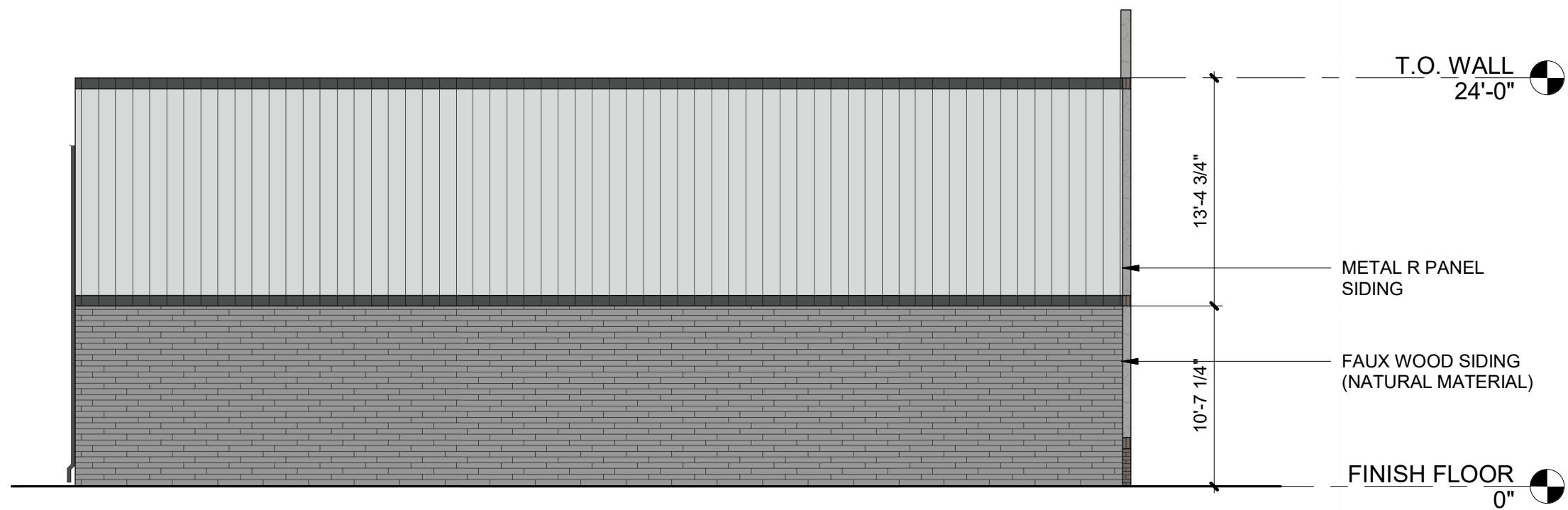
TX FIRM NO. F-22938

PRELIMINARY
FOR PRELIMINARY REVIEW,
PERMIT, OR PRICING
PURPOSES ONLY.
PREPARED BY:
GRAYSON K. HUGHES, PE

SCHEMATIC SITE PLAN
HEWITT RESIDENTIAL

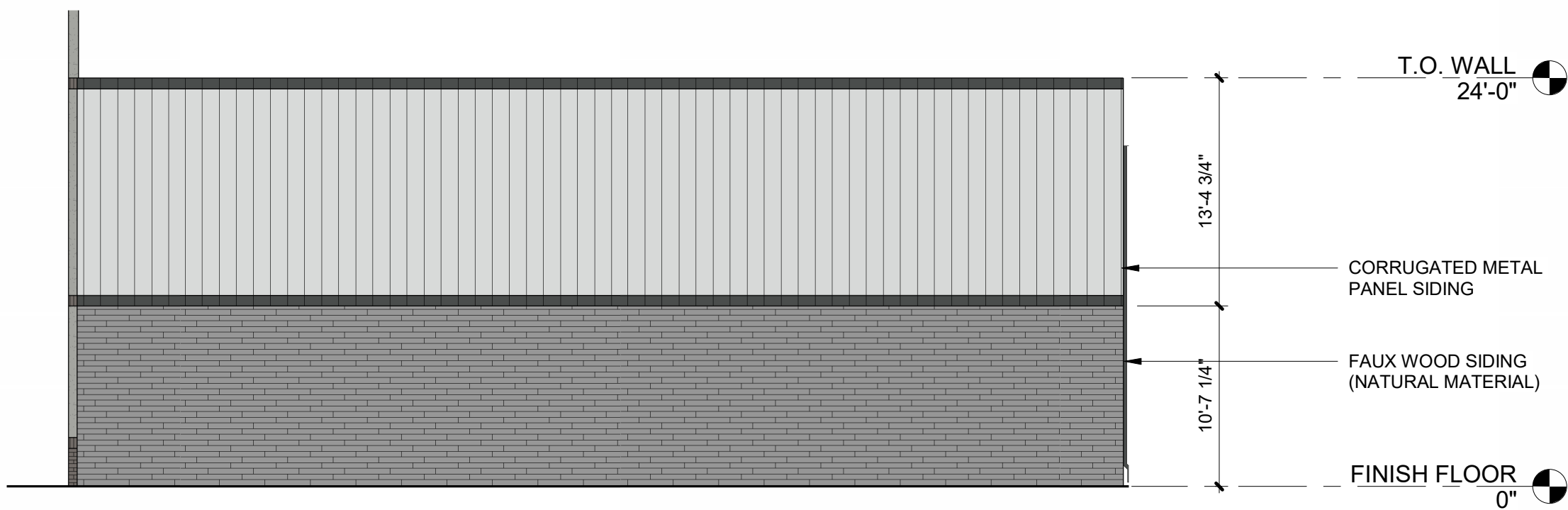
PROJECT NUMBER	2026.009
DRAWING DATE	2026.07.21
SCALE	1"=100'
DESIGNED BY	GKH
SHEET NUMBER	C1.0

No.	DATE	DESCRIPTION



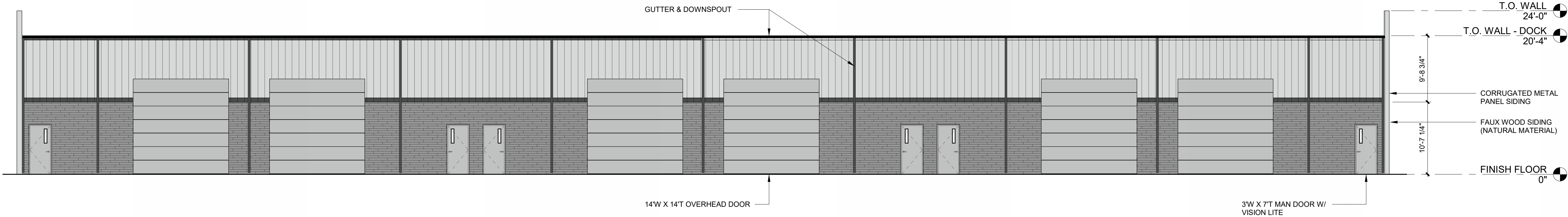
EXTERIOR ELEVATION 4 MATERIAL CALCS
TOTAL SF: 1,488 SF
FAUX WOOD SIDING: 657 SF (44%)
METAL PANEL: 831 SF

04 EXTERIOR ELEVATION 4
1/8" = 1'-0"



EXTERIOR ELEVATION 3 MATERIAL CALCS
TOTAL SF: 1,488 SF
FAUX WOOD SIDING: 657 SF (44%)
METAL PANEL: 831 SF

03 EXTERIOR ELEVATION 3
1/8" = 1'-0"



EXTERIOR ELEVATION 2 MATERIAL CALCS
TOTAL SF: 2,775 SF
FAUX WOOD SIDING: 1,100 SF (40%)
METAL PANEL: 1,675 SF

02 EXTERIOR ELEVATION 2
1/8" = 1'-0"



EXTERIOR ELEVATION 1 MATERIAL CALCS
TOTAL SF: 4,628 SF
FAUX STONE AND BRICK VENEER: 2,686 SF (62%)
FAUX WOOD SIDING: 738 SF (17%)
METAL PANEL: 931 SF
STOREFRONT: 885 SF

01 EXTERIOR ELEVATION 1
1/8" = 1'-0"

MILLS RIVER, NC
ELEVATIONS - WAREHOUSE
OCTOBER 30, 2025





PLANNING & ZONNING AGENDA ITEM FORM

MEETING DATE: August 4, 2026

AGENDA ITEM #: 3.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Discussion and Possible action to a request by Rebecca Hernandez to rezone property located in the 300 block of Ritchie Road, more particularly described as follows: Block 1, Lot 1 Ritchie Road Addition, 1.29 acre lot, property ID 368164 from C-2 General Commercial District to R-1-G Garden Home District.

STAFF RECOMMENDATION/ITEM SUMMARY:

This property is located at the intersection of Ritchie and Devonshire and is currently vacant. It is adjacent to the Ellis Farm South Addition, which is R-1 zoned and across the street from the Hollyn Addition, which is zoned R-1-G. The property is currently served with water and wastewater.

FISCAL IMPACT:

SUGGESTED MOTION:

I move to recommend approval of the request of Lot 1 Block 1 of Ritchie Rd. Addition from C-2 General Commercial to R-1-G Garden Home District.

ATTACHMENTS:

None



PLANNING & ZONNING AGENDA ITEM FORM

MEETING DATE: August 4, 2026

AGENDA ITEM #: 4.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

This is a request by Grayson Hughes to rezone property located in the 1100 block of West Warren Road, more particularly described as follows: O'Campo C A-32, approximately 55-acre tract, property IDs 138705, 414005, and 417489, from R-1 Single Family and R-1-G Garden Home Districts to PD Planned Development District (Residential and Commerical).

STAFF RECOMMENDATION/ITEM SUMMARY:

This request is for 3 tracts of land that is currently vacant, located on the corner of Ritchie Rd. and W Warren. The applicant is requesting to rezone the property from R-1 and R-1-G to PD for the purpose of a planned development. This development includes approximately 3 acres for commercial use that is located on the immediate corner, with the remaining to be single-family residential. The development of this property will include the upgrade of an existing undersized wastewater line that is off-site. Approval of this zone change will be followed, in the future, by planned development plan approval.

FISCAL IMPACT:

SUGGESTED MOTION:

I move to recommend approval of the request to rezone this property as submitted.

ATTACHMENTS:

None



PLANNING & ZONNING AGENDA ITEM FORM

MEETING DATE: August 4, 2026

AGENDA ITEM #: 5.

SUBMITTED BY: Brittney Cantu, Community Development Coordinator

ITEM DESCRIPTION:

June 2, 2026 meeting minutes.

STAFF RECOMMENDATION/ITEM SUMMARY:

These are the minutes of the June 2, 2026 meeting for review.

FISCAL IMPACT:

SUGGESTED MOTION:

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

ATTACHMENTS:

1. PZ Minutes 06022026



PLANNING & ZONING COMMISSION NOTICE OF MEETING

June 2, 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, Dustin Crawford, Brian Dalrymple, Bobby Drake, Mike 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 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

Public Hearing opened at 6:03PM.

Speaking on behalf of project was applicant Aaron Tucker, residing at 406 S Cedar Ridge, Waco. Mr. Tucker wants to rezone for a potential strip mall or restaurant use. Mr. Tucker states this land does not make sense for residential development money wise. No one else spoke for project.

Speaking against the project: Joseph Jared, residing at 352 Hedrick, wants more clarity on what project would be built here, as well as has concerns on privacy, drainage and traffic. Amy Martinez residing at 335 Hedrick Drive, has concerns on drainage, noise, cleanliness, and property value. Kenneth Mills residing at 348 Hedrick, has concerns on the wildlife and nature preservation for the requested property. Meghan Jared residing at 352 Hedrick likes the nature that is already there and values the lack of external noise that would be created by commercial development. Deborah Griffith residing at 320 Hedrick, has concerns about the wildlife and nature preservation, as well as drainage and traffic concerns. Don Gray residing at 1099 Dane Drive does not want this land to get developed, enjoys the peace and quiet it brings. Cliff

Dunnam residing at 336 Hedrick likes the quiet and serene from the property being undeveloped, as well as has concerns about property value, noise, and increased traffic. Lisa Mills, residing at 348 Hedrick, has concerns about the wildlife and noise a commercial development would bring. Eric Volesinger residing at 317 Nash wants to keep the neighborhood quiet, as well as concerned what all can be built under C-O. Dr. Richard Driver, residing at 320 E Spring Valley Road agrees with what his neighbors have spoken on and does not want the rezoning. Michael Clafferty residing at 408 E Spring Valley Road agrees with neighbors as he moved there to be away from commercial. After all who spoke against were finished, Mr. Tucker came forward and said he would like to withdraw his rezoning request. Public Hearing closed at 6:29PM.

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
Mr. Tucker withdrew his rezoning request. Planning and Zoning Commission accepts withdraw request.
3. Consider approval of minutes for the May 5, 2026 regular Planning and Zoning Meeting.
A motion was made by Brian Dalrymple, 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 6:30PM.

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director