

HEWITT TEXAS

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.

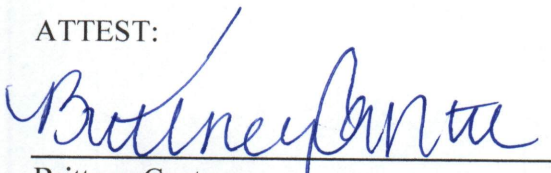
ADJOURNMENT

Meeting is adjoured at 6:30PM.

Approved: _____

Chairman

ATTEST:



Brittney Cantu
City of Hewitt Zoning Secretary



Tracy Lankford
Community Development Director