



CITY COUNCIL WORKSHOP/REGULAR MEETING

August 17, 2026, at 6:00 PM

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

AGENDA

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

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

Under Texas Government Code Sec. 551.127, members may attend and participate in the meeting remotely by video conference on a regular, non-emergency basis. 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. Briefing and discussion concerning the zone change requests (Agenda Items #3 and #4).

WORKSHOP ADJOURNMENT

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC HEARING(S) AND RELATED ACTION

2. Conduct the second of two public hearings on the 2026 Tax Rate.

3. Public hearing and possible action on **Ordinance No. 2026-08** rezoning 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. Public hearing and possible action on **Ordinance No. 2026-09** rezoning property located in the 1100 block of West Warren Road, more particularly described as follows: O'Campo C A-32, an 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).

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 August 3, 2026, City Council Workshop/Regular Meeting and the August 10, 2026, City Council Special Meeting.
6. Discussion and possible action on **Ordinance No. 2026-10** accepting the 2026 Certified Tax Roll.
7. Discussion and possible action on **Resolution No. 2026-04** approving the FY 2026-2027 Master Fee Schedule.
8. Discussion and possible action on **Ordinance No. 2026-11** adopting the 2026 Property Tax Rate of \$.590427.
9. Discussion and possible action on **Ordinance No. 2026-12** adopting the FY 2026-2027 Annual Operating and Capital Budget.
10. Discussion and possible action on ratification of the property tax increase reflected in the budget.
11. Discussion and possible action concerning canceling the City Council Regular Meeting scheduled for September 7, 2026.
12. Request for future workshops and/or agenda items.

ADJOURNMENT

I certify that the above notice of meeting was posted on the Public Notice Board in front of City Hall on August 11, 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 people attending and/or participating in City Council 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 City Secretary at 254.296.5602 or by fax at 254.666.6014.



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 2.

SUBMITTED BY: Claudia Brill, Finance Director

ITEM DESCRIPTION:

Conduct the second of two public hearings on the 2026 Tax Rate

STAFF RECOMMENDATION/ITEM SUMMARY:

The State of Texas Tax Code requires that a municipality hold a public hearing on the proposed tax rate at the meeting to adopt the tax rate. This would be the second public hearing on the proposed tax rate. The Mayor will open the public hearing to receive comments, then close it.

No action is required from the Council.

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: August 17, 2026

AGENDA ITEM #: 3.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and possible action on **Ordinance No. 2026-08** rezoning 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. The Planning & Zoning Commission voted 6-0 to recommend approval.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to recommend approval of **Ordinance No. 2026-08** rezoning Lot 1, Block 1, Ritchie Rd. Addition from C-2 General Commercial to R-1-G Garden Home District.

ATTACHMENTS:

1. Draft minutes
2. RITCHIE RD SURVEY
3. VISUAL OVERVIEW ZONING MAP AND PARCEL
4. Property owner authorization letter Notarized Documentdf
5. Letter of Intent
6. 2026-08 -Rezone Ordinance - Hernandez 300 Block Ritchie C-2 to R-1-G



PLANNING & ZONING COMMISSION NOTICE OF MEETING

August 4, 2026, at 6:00 PM
Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

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

CALL TO ORDER

Members Present - Chairman Paul Lasater, Travis Bailey, Brian Dalrymple, Bobby Drake, Mike Hix, Alfred Solano

Members Absent - Dustin Crawford

Staff Present - Tracy Lankford, Community Development Coordinator

Miles Whitney, City Engineer

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

PUBLIC HEARING(S) AND RELATED ACTION

1. Public Hearing and possible action on **Ordinance No. 2026-08** rezoning 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.

Public Hearing opened at 6:03PM.

Speaking on behalf of project was applicant Rebecca Hernandez, residing at 4715 Utah St. Ms. Hernandez wants to build something that the City of Hewitt is proud of. Felipe Roman, residing at 511 Kane Street, is the developer on the project and was available to answer questions. Paula Finley, residing at 116 Lost Maples Court, asked if these will be for sale or rent, Mr. Roman stated these are garden homes for sale. Questions were also asked on what the homes will be made from and blend in to the existing homes that are there. Chris Johnson, residing at 109 Hollygrove, spoke that he prefers the garden home zoning to the commercial zoning that is currently in place.

No one spoke against the project.

2. Public Hearing on 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).

Tracy Lankford presented the project. This is 3 tracts of land that totals 55 acres at the south-east corner of Warren and Ritchie Road that the applicant wants to rezone to commercial and 194 single-family residential homes.

Speaking on behalf of project is applicant Grayson Hughes, residing at 6430 Meadowcreek Dr, Dallas, Texas. Mr. Hughes is the Civil Engineer on this project with Sutherland King. Mr. Hughes is wanting to provide slightly smaller homes and want to development the commercial area to have a fuel station and other commercial businesses. No one else spoke in favor of project.

Speaking against the project: John Myers, residing at 10289 Creekside Lane, has concerns with pedestrian safety, specifically the children walking to and from Park Hill Elementary, as well as drainage and traffic concerns. Thomas Turner, residing at 1056 Cheyenne Trail, has concerns with this section of Warren Road not being able to handle the traffic with a new development, as well as pedestrian concerns. Robert Talley, 1237 West Warren, has concerns about overall safety. Gerard Gentry, residing at 1024 Cheyenne Trail, has concerns about environmental damage and flooding. Richard Koskela, residing at 1040 Cheyenne Trail, has concerns about flooding at Castleman Creek that this development would cause. Debra D'Herde, residing at 1175 West Warren, has concerns about safety and traffic concerns. Sarah Nazarian, residing at 10293 Creekside Lane, has concerns about the gas station, traffic congestion, and safety concerns. Chuck Majors, residing at 1174 West Warren, has concerns about a potential gas station coming in. Anne Baker, residing at 1032 Cheyenne Trail, has concerns about the infrastructure. Justin Fishback, residing at 1036 Cheyenne Trail, has concerns about flooding. Darnelle Turner, residing at 1056 Cheyenne Trail, has concerns about the gas station, high grass, and safety concerns for pedestrians. Rob Baker, residing at 1032 Cheyenne Trail, has concerns about Castleman Creek flooding and infrastructure. Rachel Fischer, residing at 10269 Creekside Lane, has safety concerns for pedestrians and the students at Park Hill Elementary. No one else spoke against project. Public Hearing closed at 7:00PM.

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.

A motion was made by Travis Bailey, seconded by Alfred Solano, to recommend approval of the re-zone request. All six in favor, motion to go before City Council August 17, 2026.

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).

A motion was made by Brian Dalrymple, seconded by Travis Bailey, to recommend denial of re-zone request. Final vote is 5 in favor of denial, Chairman Paul Lasater abstained. Motion to go before City Council August 17, 2026.

5. Consider approval of minutes for the June 2, 2026 regular Planning and Zoning Meeting.

A motion was made by Travis Bailey, seconded by Brian Dalrymple, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 7:07PM.

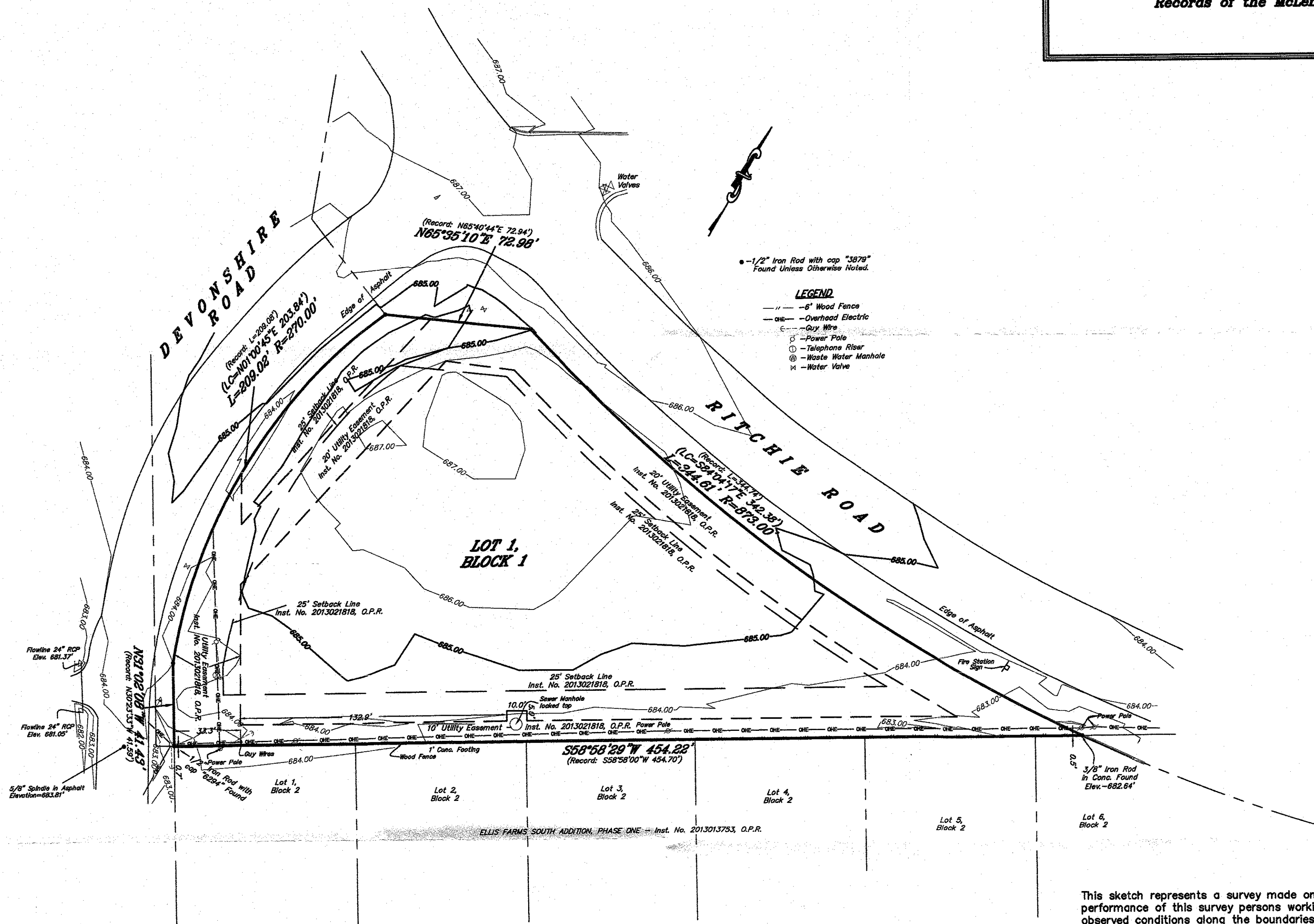
Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director

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



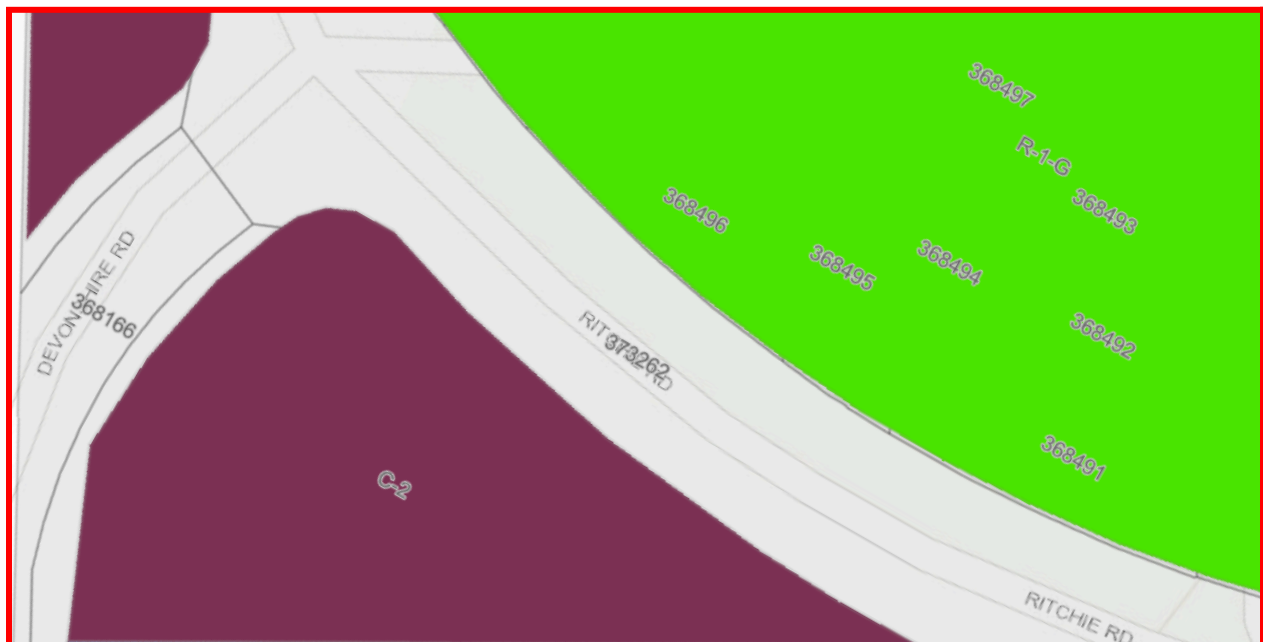
SURVEYED: 11/21/2017

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

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.



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

Hyoung I LHO

Printed Name

Title of person signing: Board of Trustee

Date: 06/26/2026

NOTARY ACKNOWLEDGMENT

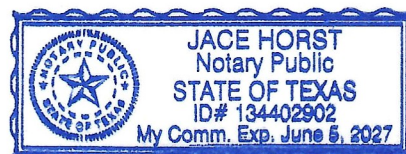
STATE OF TEXAS

COUNTY OF MCLENNAN

This document was acknowledged before me on this 26 day of June, 2026, by Hyoung I LHO.

Notary Public, State of Texas

My Commission Expires: June 5, 2027



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

ORDINANCE NO. 2026-08

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 C-2 GENERAL COMMERCIAL TO R-1-G GARDEN HOME 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 Rebecca Hernandez to rezone property known as Lot 1, Block 1, Ritchie Road Addition, Property ID 368164, from C-2 General Commercial District to R-1-G Garden Home District.

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 August 17, 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, August 4, 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 Lot 1, Block 1, Ritchie Road Addition, Property ID 368164, is hereby rezoned from C-2 General Commercial District to R-1-G Garden Home District.

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 17th day of August 2026 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

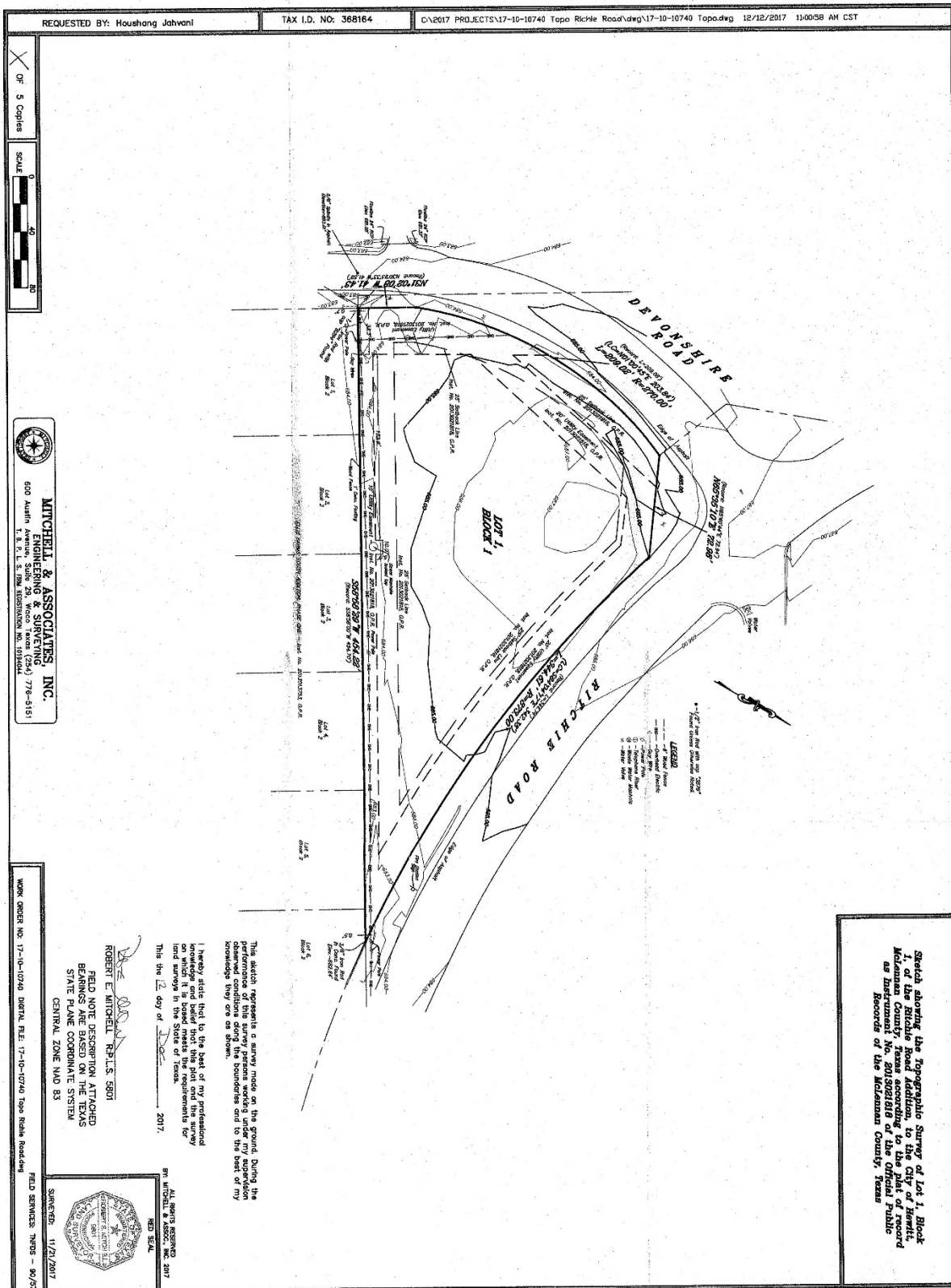
BY: _____
Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney





COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 4.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and possible action on **Ordinance No. 2026-09** rezoning property located in the 1100 block of West Warren Road, more particularly described as follows: O'Campo C A-32, an 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).

STAFF RECOMMENDATION/ITEM SUMMARY:

This request is for three (3) vacant tracts of land located at the corner of Ritchie Rd. and W Warren. The applicant is requesting a rezoning of the property from R-1 and R-1-G to PD (Planned Development District). This development includes approximately three (3) acres for commercial use on the immediate corner, with the remainder designated for single-family residential on 60-foot lots. The development of this property will include upgrading an existing undersized off-site wastewater line.

Approval of this zone change will be followed by approval of the planned development plan. Due to the Planning and Zoning Committee's recommendation of denial, a supermajority vote will be required for approval.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to _____ **Ordinance No. 2026-09** rezoning O'Campo C A-32, an 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).

ATTACHMENTS:

1. Draft minutes
2. Property Survey Area-1-1
3. Hewitt Commercial Corner Sample-1-1
4. Owner's Authorization-1
5. 2026.06.16 SCHEMATIC DRAINAGE PLAN-1
6. 2026.06.16 SCHEMATIC UTILITY PLAN-1

7. 2026.07.21 SCHEMATIC SITE PLAN-1
8. Hewitt Commercial Corner Sample-1-2
9. 2026-09 - Rezone Ordinance - Hughes 1100 Block W Warren R-1 and R-1G to PD



PLANNING & ZONING COMMISSION NOTICE OF MEETING

August 4, 2026, at 6:00 PM
Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

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

CALL TO ORDER

Members Present - Chairman Paul Lasater, Travis Bailey, Brian Dalrymple, Bobby Drake, Mike Hix, Alfred Solano

Members Absent - Dustin Crawford

Staff Present - Tracy Lankford, Community Development Coordinator

Miles Whitney, City Engineer

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

PUBLIC HEARING(S) AND RELATED ACTION

1. Public Hearing and possible action on **Ordinance No. 2026-08** rezoning 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.

Public Hearing opened at 6:03PM.

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No one spoke against the project.

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Speaking against the project: John Myers, residing at 10289 Creekside Lane, has concerns with pedestrian safety, specifically the children walking to and from Park Hill Elementary, as well as drainage and traffic concerns. Thomas Turner, residing at 1056 Cheyenne Trail, has concerns with this section of Warren Road not being able to handle the traffic with a new development, as well as pedestrian concerns. Robert Talley, 1237 West Warren, has concerns about overall safety. Gerard Gentry, residing at 1024 Cheyenne Trail, has concerns about environmental damage and flooding. Richard Koskela, residing at 1040 Cheyenne Trail, has concerns about flooding at Castleman Creek that this development would cause. Debra D'Herde, residing at 1175 West Warren, has concerns about safety and traffic concerns. Sarah Nazarian, residing at 10293 Creekside Lane, has concerns about the gas station, traffic congestion, and safety concerns. Chuck Majors, residing at 1174 West Warren, has concerns about a potential gas station coming in. Anne Baker, residing at 1032 Cheyenne Trail, has concerns about the infrastructure. Justin Fishback, residing at 1036 Cheyenne Trail, has concerns about flooding. Darnelle Turner, residing at 1056 Cheyenne Trail, has concerns about the gas station, high grass, and safety concerns for pedestrians. Rob Baker, residing at 1032 Cheyenne Trail, has concerns about Castleman Creek flooding and infrastructure. Rachel Fischer, residing at 10269 Creekside Lane, has safety concerns for pedestrians and the students at Park Hill Elementary. No one else spoke against project. Public Hearing closed at 7:00PM.

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.

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5. Consider approval of minutes for the June 2, 2026 regular Planning and Zoning Meeting.

A motion was made by Travis Bailey, seconded by Brian Dalrymple, to approve the minutes as submitted, but allow for corrections. All six in favor, motion passed.

ADJOURNMENT

Meeting is adjourned at 7:07PM.

Approved: _____
Chairman

ATTEST:

Brittney Cantu
City of Hewitt Zoning Secretary

Tracy Lankford
Community Development Director

Exhibit A
Property
(Highlighted in red)

Property #1:

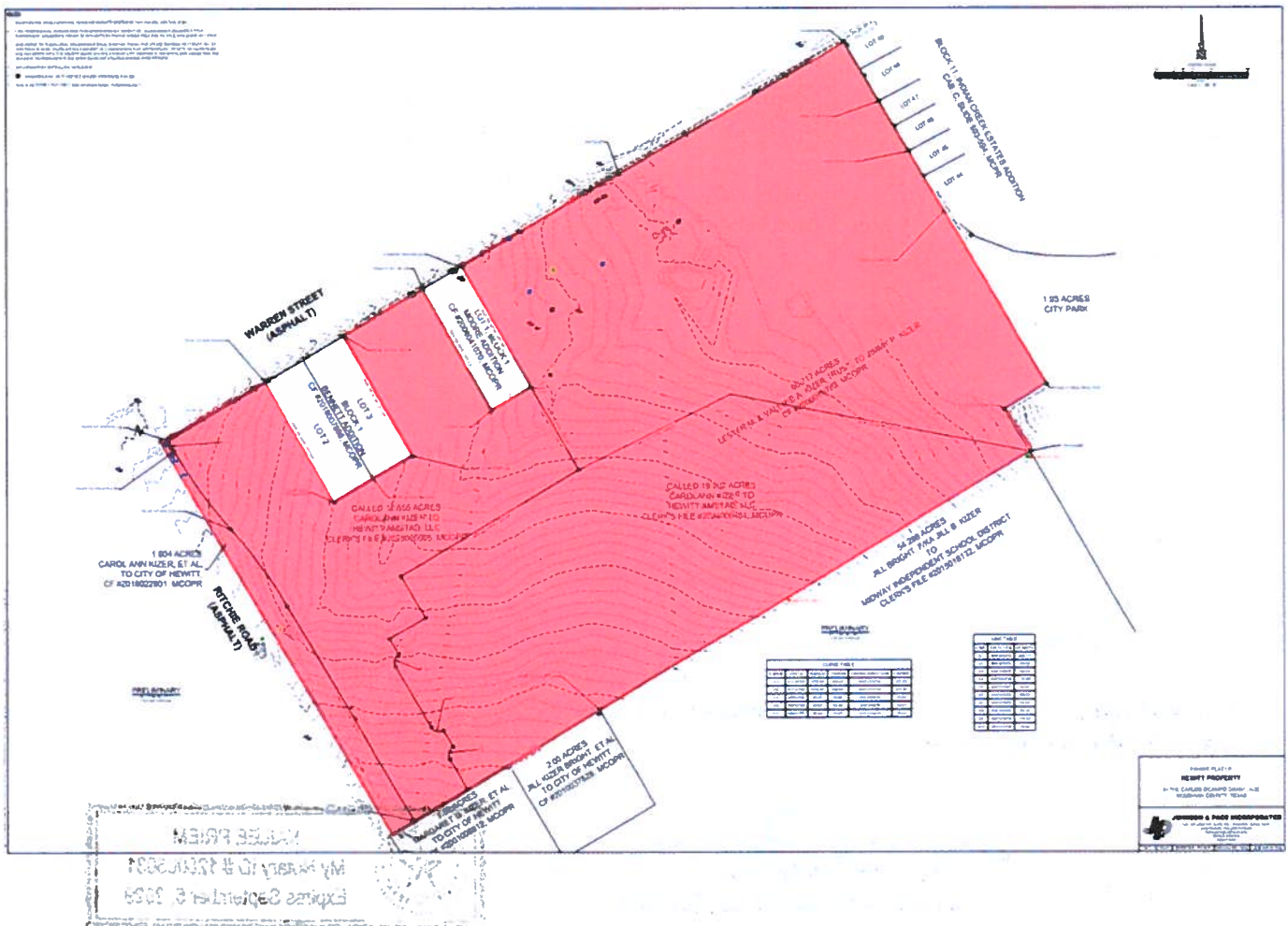
- Property ID: 417489
- Geographic ID: 360032000140100
- Legal Description: O'CAMPO C A-32 Acres 19.202

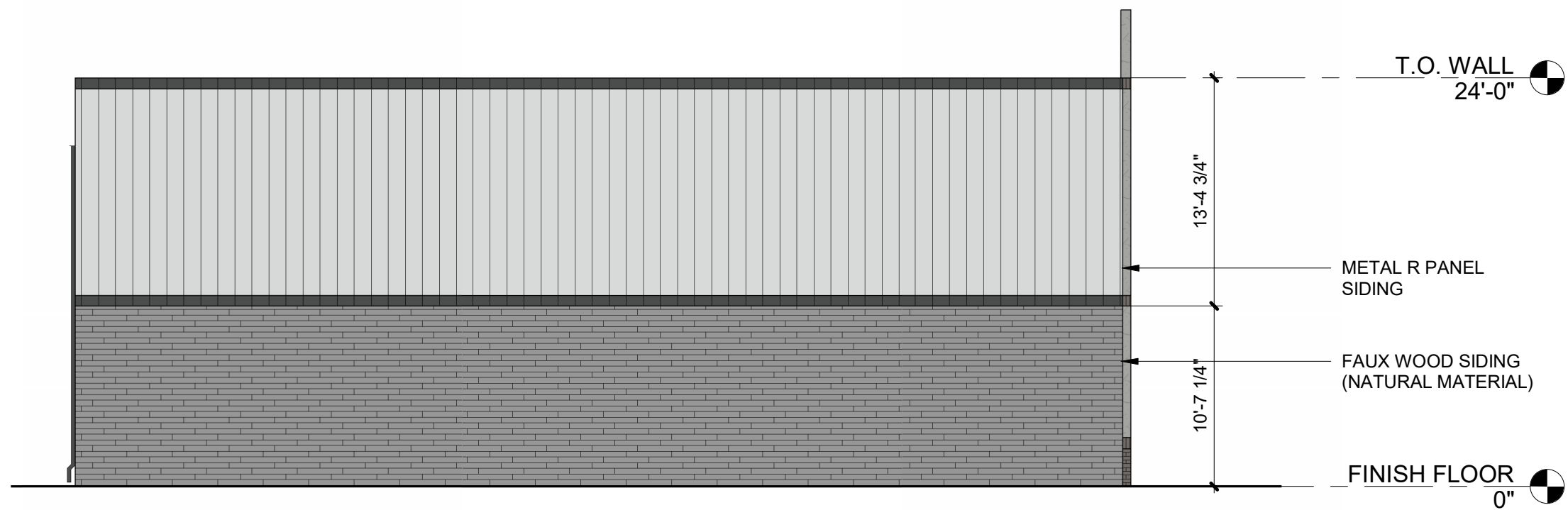
Property #2:

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

Property #3:

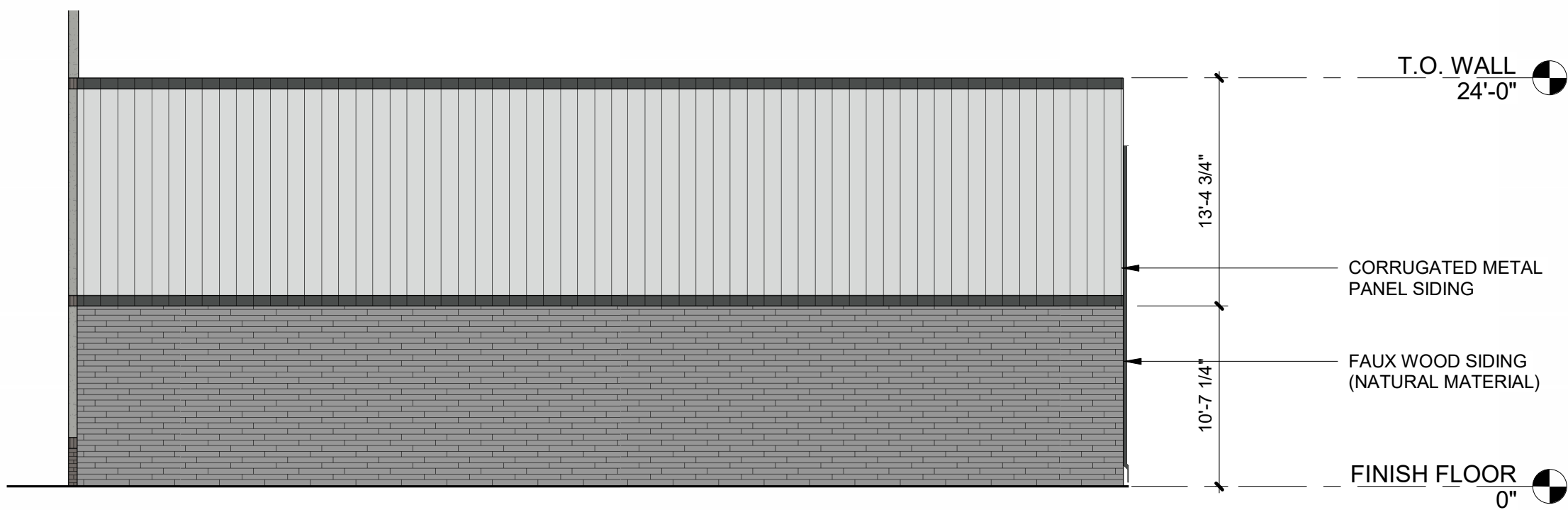
- Property ID: 138705
- Geographic ID: 360032000140004
- Legal Description: O'CAMPO C A-32 Acres 23.86





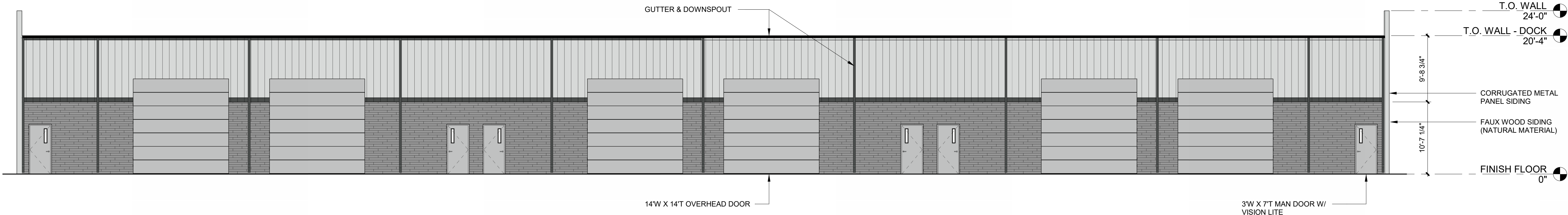
EXTERIOR ELEVATION 4 MATERIAL CALCS
 TOTAL SF: 1,488 SF
 FAUX WOOD SIDING: 657 SF (44%)
 METAL PANEL: 831 SF

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



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

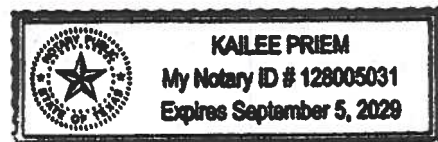


Exhibit A
Property
(Highlighted in red)

Property #1:

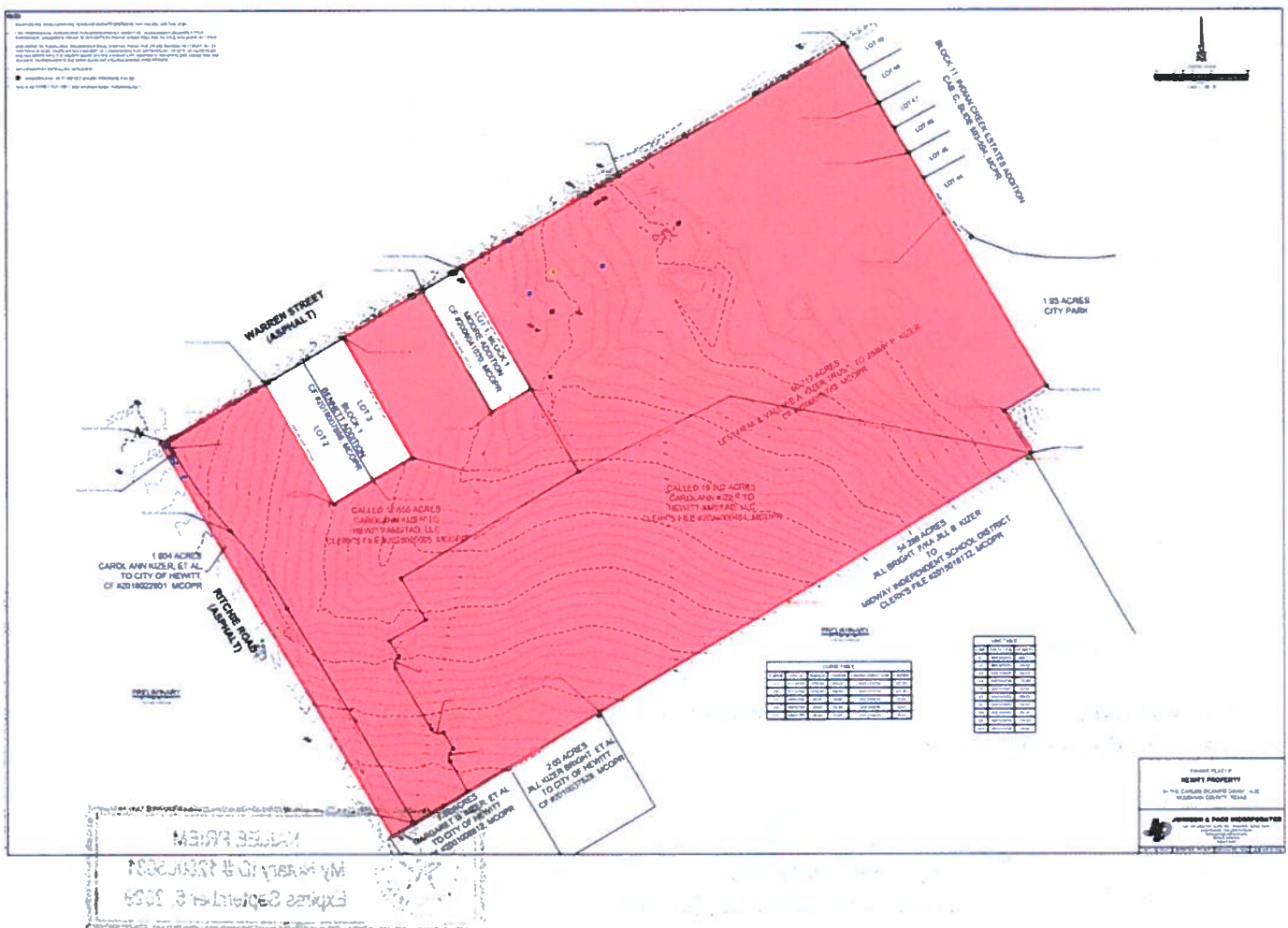
- Property ID: 417489
- Geographic ID: 360032000140100
- Legal Description: O'CAMPO C A-32 Acres 19.202

Property #2:

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

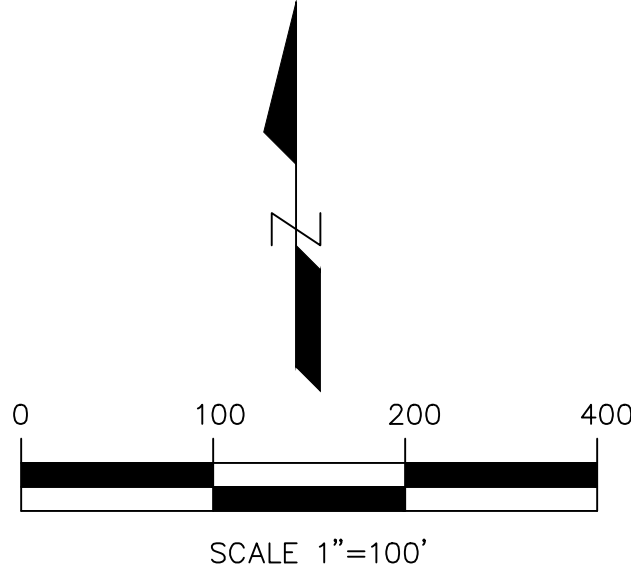
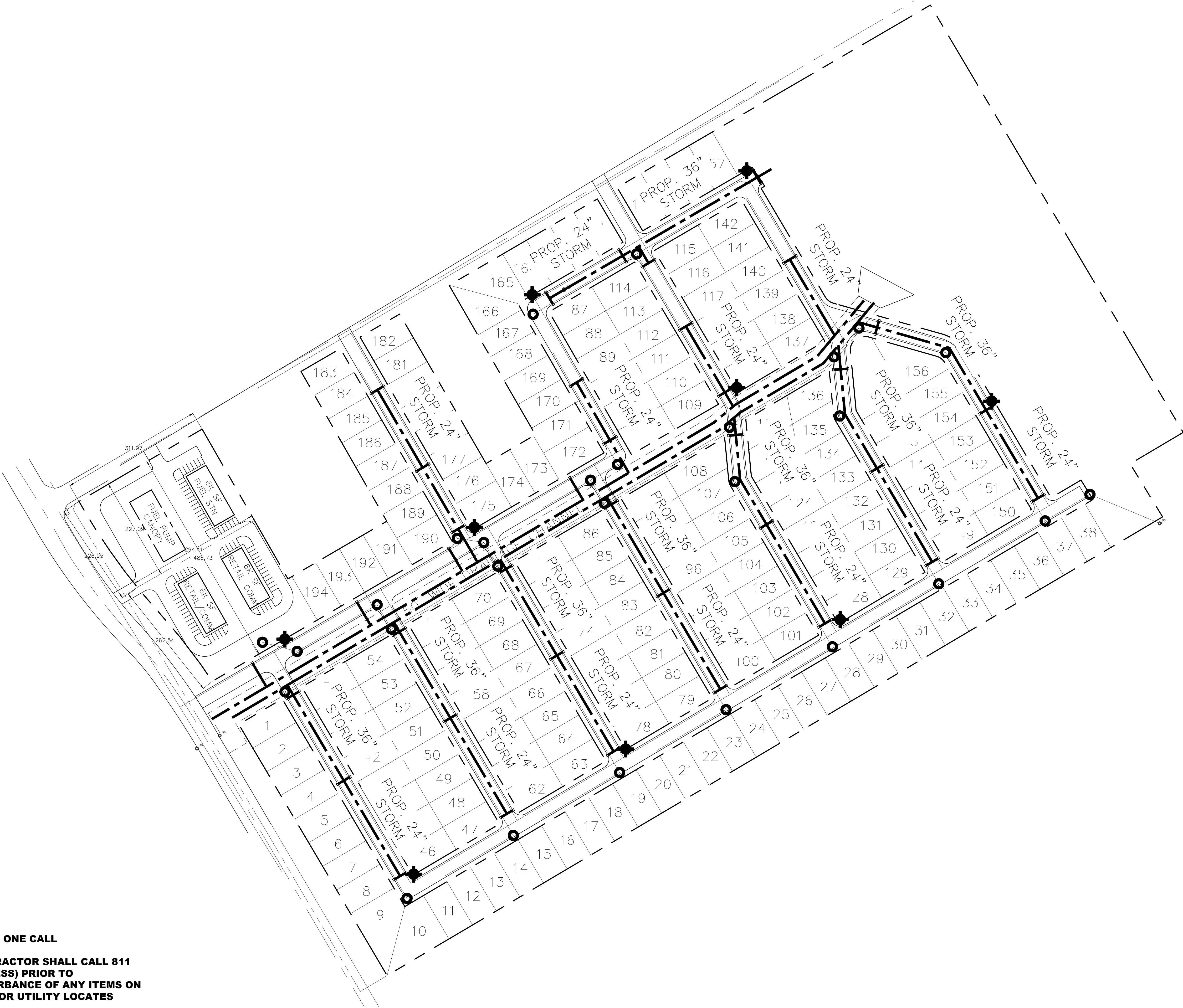
Property #3:

- 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



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

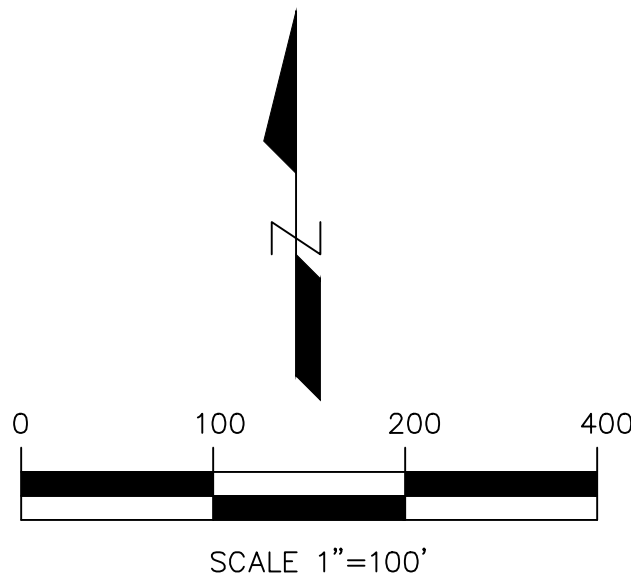
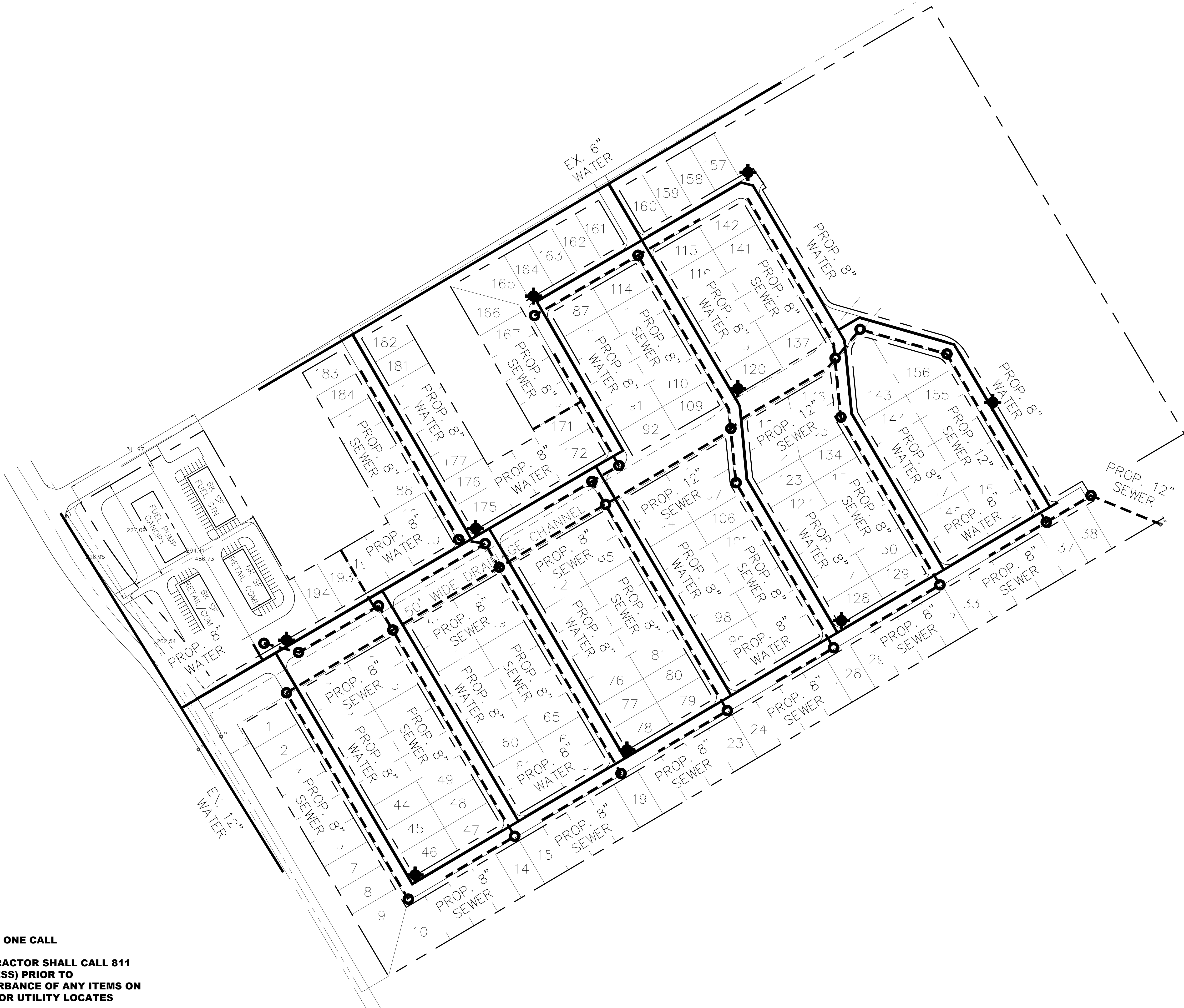
PRELIMINARY
FOR PRELIMINARY REVIEW,
PERMIT, OR PRICING
PURPOSES ONLY.
PREPARED BY:
GRAYSON K. HUGHES, PE

**SCHEMATIC
DRAINAGE PLAN**
HEWITT RESIDENTIAL

PROJECT NUMBER
2026.XXX
DRAWING DATE
2026.06.16
SCALE
1"=100'
DESIGNED BY
GKH

SHEET NUMBER
C3.0

No.	DATE	DESCRIPTION



TEXAS ONE CALL

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



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

6430 MEADOWCREEK DR
DALLAS, TX
75254

PRELIMINARY

FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.

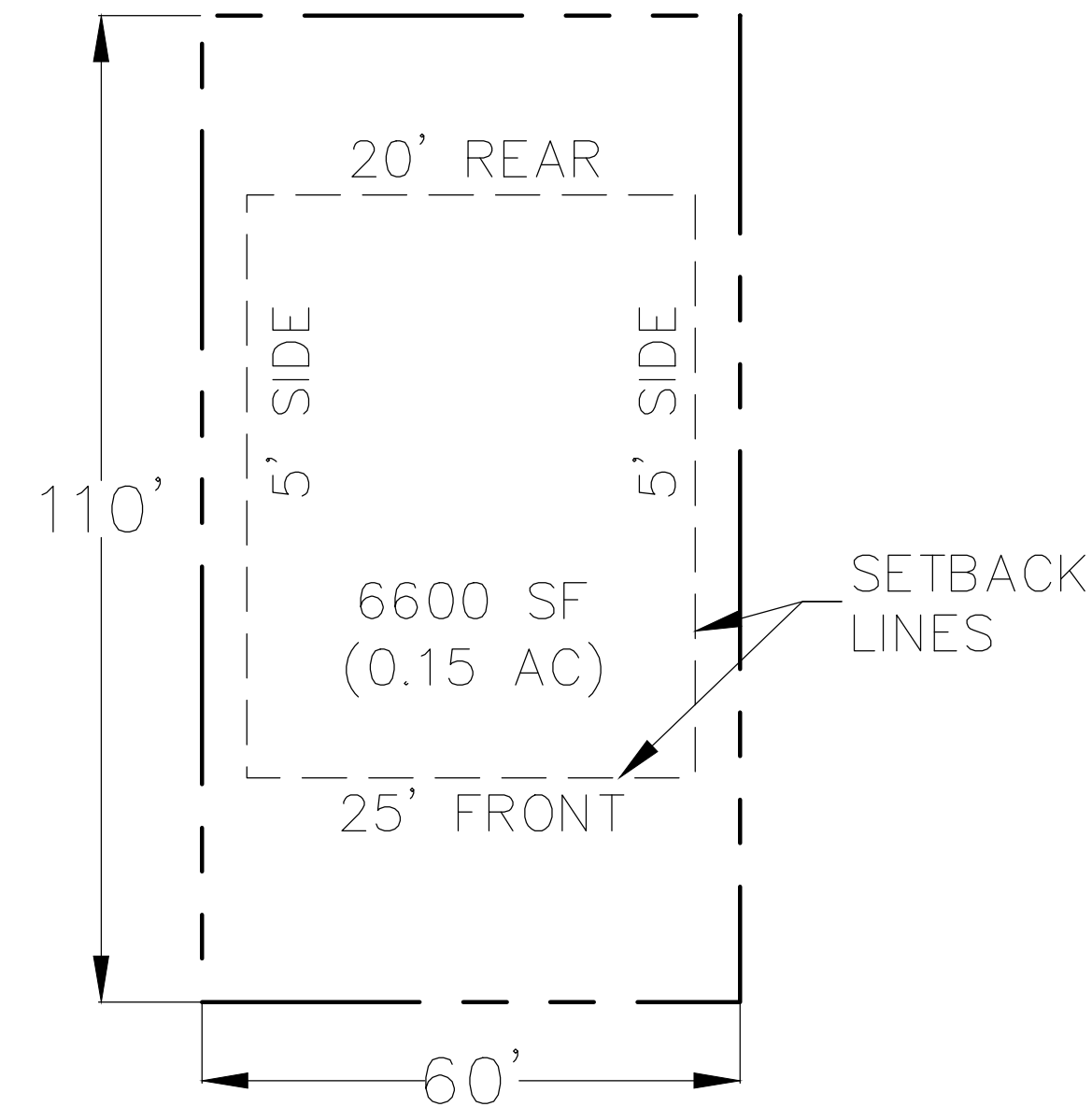
PREPARED BY:
GRAYSON K. HUGHES, PE

**SCHEMATIC
UTILITY PLAN**

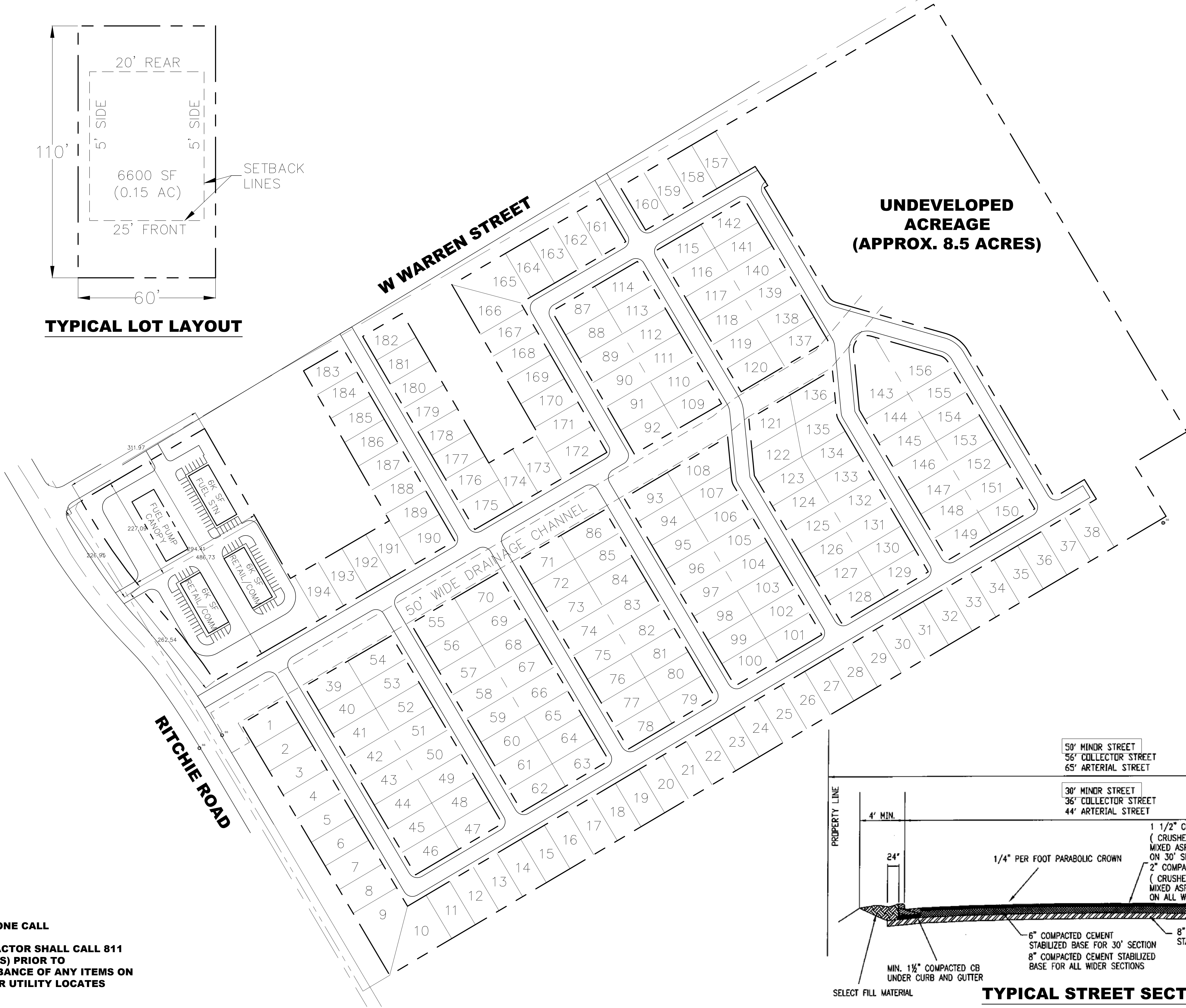
HEWITT RESIDENTIAL

PROJECT NUMBER	2026.XXX
DRAWING DATE	2026.06.16
SCALE	1"=100'
DESIGNED BY	GKH
SHEET NUMBER	C4.0

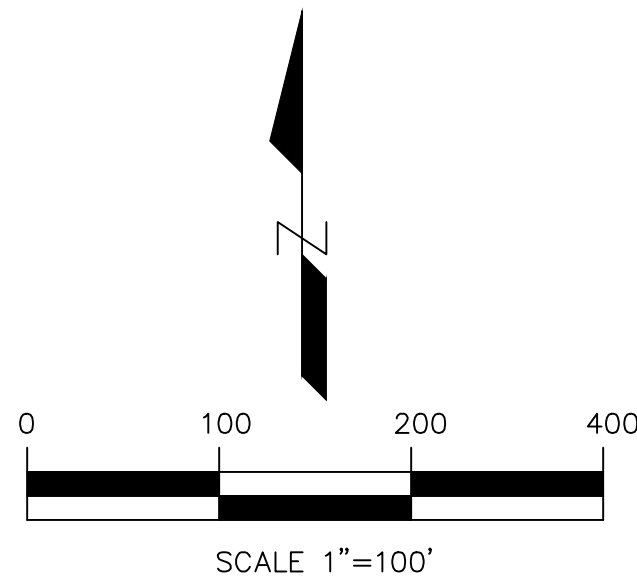
No.	DATE	DESCRIPTION



TYPICAL LOT LAYOUT

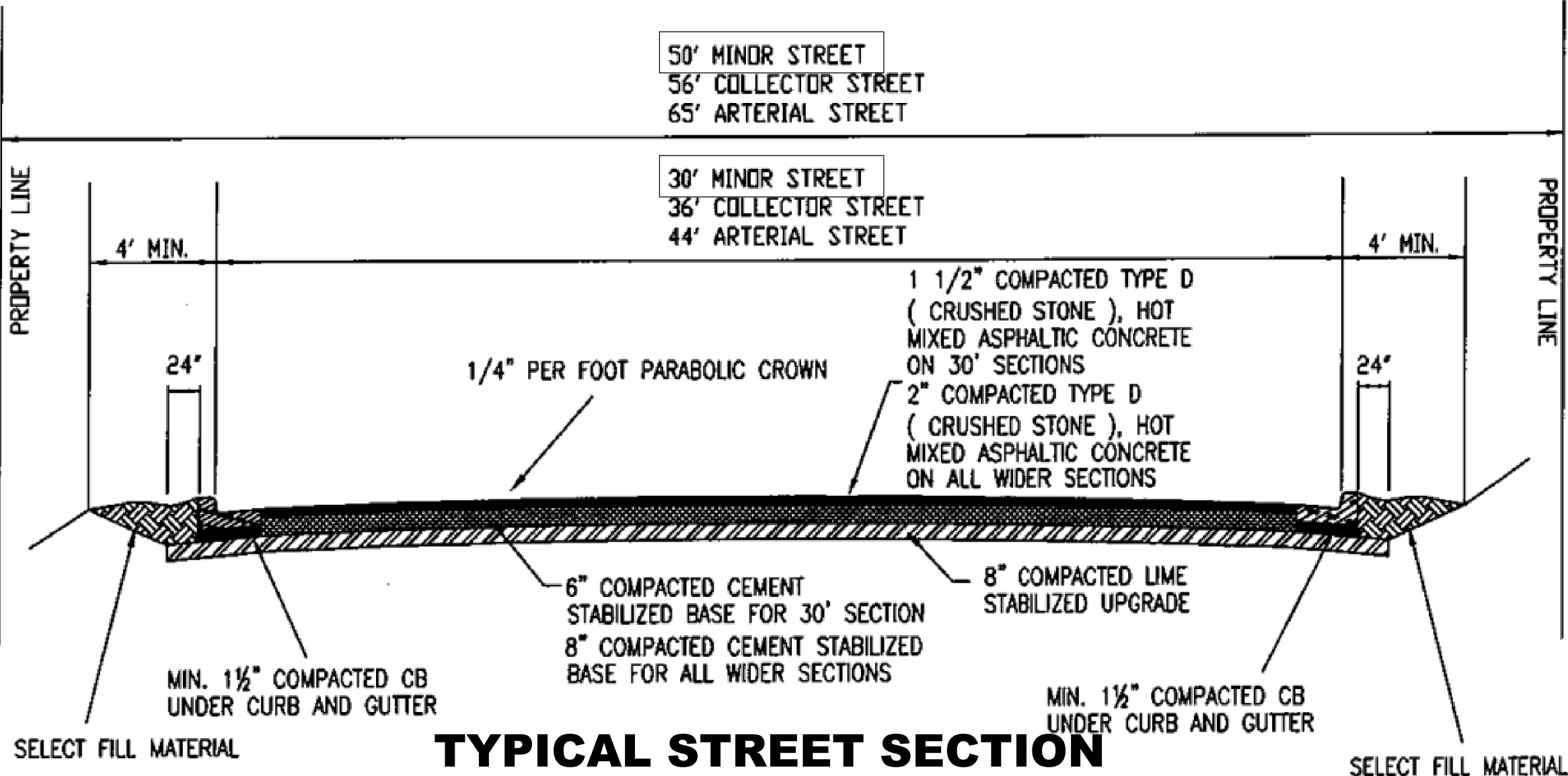


UNDEVELOPED
ACREAGE
(APPROX. 8.5 ACRES)



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

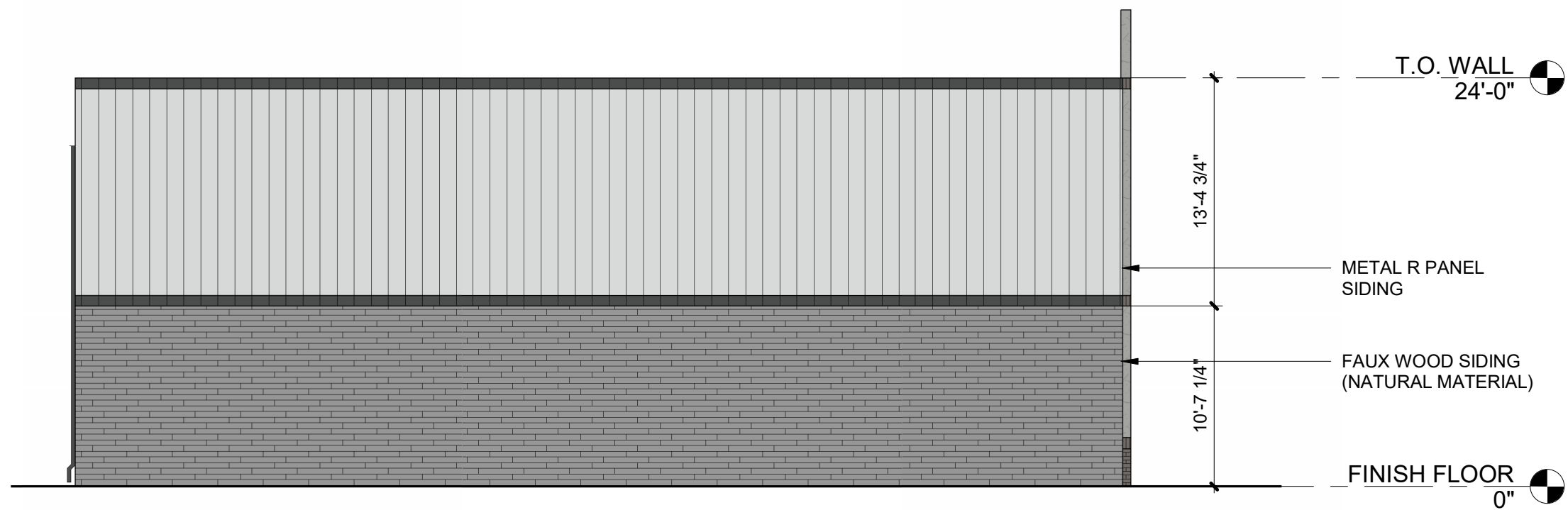
SUTHERLANDKING.COM
TX FIRM NO. F-22938
PHONE: 214.208.0519

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

SCHEMATIC SITE PLAN
HEWITT RESIDENTIAL

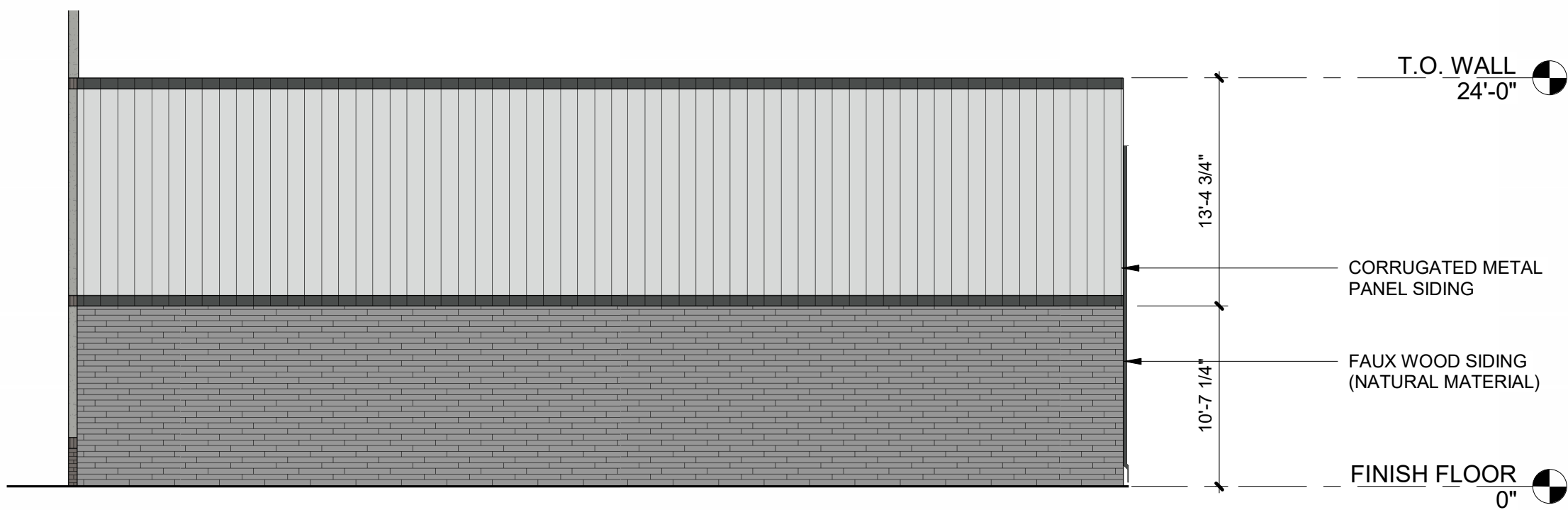
PROJECT NUMBER	2026.009
DRAWING DATE	2026.07.21
SCALE	1"=100'
DESIGNED BY	GKH
SHEET NUMBER	C1.0

No.	DATE	DESCRIPTION



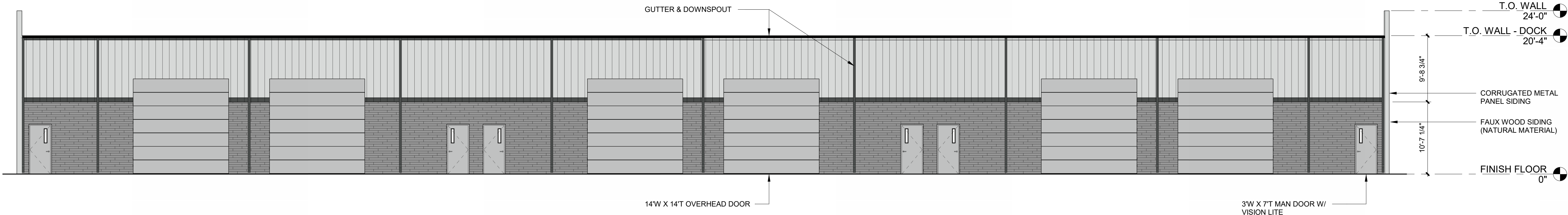
EXTERIOR ELEVATION 4 MATERIAL CALCS
TOTAL SF: 1,488 SF
FAUX WOOD SIDING: 657 SF (44%)
METAL PANEL: 831 SF

04 EXTERIOR ELEVATION 4



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

03 EXTERIOR ELEVATION 3



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



EXTERIOR ELEVATION 1 MATERIAL CALCS
TOTAL SF: 4,628 SF
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01 EXTERIOR ELEVATION 1

MILLS RIVER, NC

ELEVATIONS - WAREHOUSE

OCTOBER 30, 2025



ORDINANCE NO. 2026-09

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 AND R-1-G GARDEN HOME DISTRICT TO PD PLANNED 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 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.

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 August 17, 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, August 4, 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 denial of this rezoning request by a vote of 5-0 with one abstention; 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 O'Campo C A-32, approximately a 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.

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 17th day of August 2026 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

Exhibit A
Property
(Highlighted in red)

Property #1:

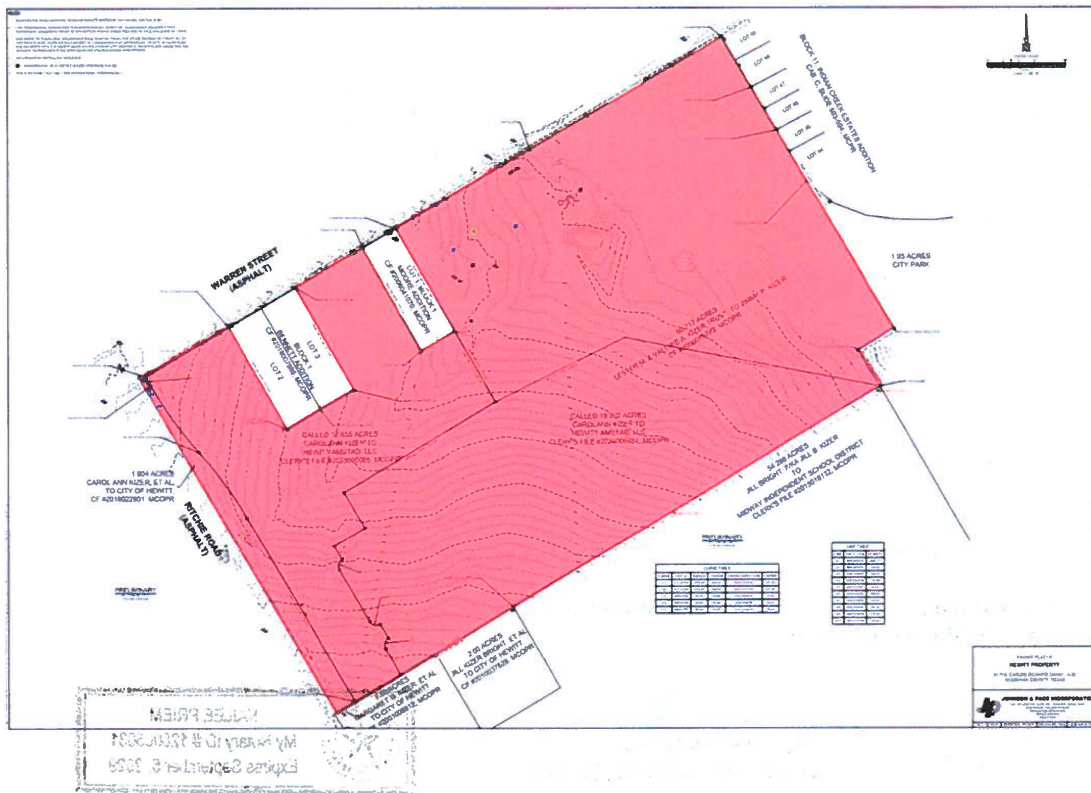
- Property ID: 417489
- Geographic ID: 360032000140100
- Legal Description: O'CAMPO C A-32 Acres 19.202

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





COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 5.

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Approve minutes of the August 3, 2026, City Council Workshop/Regular Meeting and the August 10, 2026, City Council Special Meeting.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached are copies of 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 corrections.

ATTACHMENTS:

1. August 3, 2026, City Council Workshop-Regular Meeting Minutes
2. August 10, 2026, City Council Special Meeting Minutes



CITY COUNCIL WORKSHOP/REGULAR MEETING

August 3, 2026, at 6:00 PM

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

MINUTES

Steve Fortenberry, Mayor: Ward 3 – **Michael S. Bancale**, Mayor Pro Tem: At-Large
Erica Bruce, Council Member: Ward 3 – **Brenda Turner**, Council Member: Ward 1
Bob Potter, Council Member: Ward 2 – **Brad Turner**, Council Member: Ward 1
Mike Hamilton, 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 6:01 p.m., announced all members were present, and declared a quorum.

WORKSHOP AGENDA

1. Presentation and discussion concerning the FY 2026-2027 Proposed Operating and Capital Budget, including Certified Tax Valuations and Certified Tax Rates.
Assistant City Manager Jim Devlin opened the budget workshop with an overview of the City's Core Values, a five-year snapshot of expenditures from prior budgets, and the preliminary FY 2026–2027 average taxable value. He then presented the FY 2026–2027 certified taxable values, including an average residential taxable value of \$235,289 and non-average residential taxable values of \$388,369 and \$426,990. Mr. Devlin also reviewed the FY 2026–2027 tax rate calculations, including the de minimis rate of \$0.590427 and the voter-approval rate of \$0.587550.

The Council engaged in a general discussion regarding the effects of flattening property values and tax revenue, the City's fund balance, the projected budget deficit, the inclusion of the current City Manager's salary and benefits in the proposed budget, the need to prioritize resources for economic development initiatives, the potential impact of a budget deficit on the City's bond rating, and possible legislative actions that could affect future tax revenue and interest rates.

WORKSHOP ADJOURNMENT

MOTION: Mayor Pro Tem Michael Bancale moved to adjourn the Workshop Meeting at 7:05 p.m.

SECOND: Council Member Bob Potter

AYES: Hamilton, Brad Turner, Bruce, Brenda Turner, Bancale, Potter, 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 7:17 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 July 20, 2026, City Council Workshop/Regular Meeting.
MOTION: Council Member Erica Bruce moved to approve the minutes as presented, but to allow for corrections.
SECOND: Council Member Brad Turner
AYES: Brenda Turner, Potter, Hamilton, Brad Turner, Bruce, Bancale, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.
3. Presentation by City Engineer Miles Whitney, P.E., on pending utility, street, and drainage projects.
City Engineer Miles Whitney presented a review of the listed projects.
4. Discussion and possible action regarding the appointment of an alternate member to the Board of Adjustment.
City Manager Bo Thomas presented prospective member Johnny Stephens, who was willing to serve as an alternate member to the Board of Adjustment.
MOTION: Council Member Brad Turner moved to approve the appointment of Johnny Stephens to serve as an alternate member on the Board of Adjustment for a term ending in April 2027.
SECOND: Council Member Brenda Turner
AYES: Potter, Hamilton, Brad Turner, Bruce, Bancale, Brenda Turner, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.

Mayor Steve Fortenberry reordered the agenda as follows to continue budget discussion.

5. Continued discussion concerning the FY 2026-2027 Proposed Operating and Capital Budget, if needed.

The Council continued its discussion of the proposed FY 2026–2027 Operating and Capital Budget, including consideration of whether to adopt the FY 2026 tax rate at the de minimis rate or the voter-approval rate. *Assistant City Manager Jim Devlin advised the Council that they could also set the tax rate between the de minimis rate and the voter-approval rate.* Following discussion, the Council reached a consensus to proceed with the de minimis tax rate, citing its commitment to fiscal responsibility and uncertainty about how future legislation might further restrict a municipality’s ability to set a tax rate sufficient to generate revenue to sustain current service levels.

6. Discussion and possible action on setting the date of August 10, 2026, for a public hearing on the Fiscal Year 2026-2027 Proposed Operating and Capital Budget.

City Manager Bo Thomas presented.

MOTION: Council Member Erica Bruce moved to set the public hearing on the FY 2026-2027 Proposed Operating and Capital Budget for Monday, August 10, 2026, at 7:00 p.m., in Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, Texas.

SECOND: Council Member Bob Potter

AYES: Brenda Turner, Hamilton, Brad Turner, Bruce, Bancale, Potter, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

7. Discussion and possible action on the record vote to place the adoption of the proposed 2026 tax rate on a future agenda and to set dates for two public hearings.

City Manager Bo Thomas presented.

Record Vote on the Proposed 2026 Tax Rate

MOTION: Council Member Michael Bancale moved to place adoption of a tax rate of \$.590427 cents per \$100 valuation, equaling \$.206191 cents for debt service and \$.384236 cents for maintenance and operations, as an action item for the August 17, 2026, Council Meeting to be held at 7:00 p.m. in the Hewitt City Hall Council Chambers, 200 Patriot Court, Texas.

SECOND: Council Member Mike Hamilton

AYES: Hamilton, Brad Turner, Bruce, Brenda Turner, Bancale, Potter, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

Vote to set Public Hearings on Tax Rate

MOTION: Council Member Brad Turner moved to set two public hearings to be held on Monday, August 10, 2026, at 7:00 p.m., and Monday, August 17, 2026, at 7:00 p.m., in Hewitt City Hall Council Chambers, 200 Patriot Court, Hewitt, Texas.

SECOND: Council Member Erica Bruce

AYES: Brenda Turner, Potter, Hamilton, Brad Turner, Bruce, Bancale, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

RECESS REGULAR MEETING TO CONVENE EXECUTIVE SESSION

Mayor Steve Fortenberry recessed the Regular Meeting to convene the Executive Session at 7:58 p.m.

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 (City Manager).

RECONVENE REGULAR MEETING

Mayor Steve Fortenberry reconvened the Regular Meeting at 8:21 p.m.

8. Discussion and possible action regarding a proposed City Manager Employment Agreement with James Devlin.

MOTION: Mayor Pro Tem Michael Bancale moved to accept the proposed City Manager Employment Agreement with James Devlin.

SECOND: Council Member Erica Bruce

AYES: Potter, Brad Turner, Bruce, Brenda Turner, Bancale, Hamilton, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

ADJOURNMENT

MOTION: Mayor Pro Tem Michael Bancale moved to adjourn the Regular Meeting at 8:22 p.m.

SECOND: Council Member Bob Potter

AYES: Hamilton, Potter, Brad Turner, Brenda Turner, Bancale, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor



CITY COUNCIL SPECIAL MEETING

August 10, 2026, at 7:00 PM

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

MINUTES

Steve Fortenberry, Mayor: Ward 3 – **Michael S. Bancale**, Mayor Pro Tem: At-Large

Erica Bruce, Council Member, Ward 3 – **Brenda Turner**, Council Member: Ward 1

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

Mike Hamilton, Council Member: Ward 2

SPECIAL MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Special 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 HEARING(S) AND RELATED ACTION

1. Conduct a public hearing on the Fiscal Year 2026-2027 Proposed Operating and Capital Budget.

City Manager Bo Thomas presented. Mayor Steve Fortenberry opened the hearing at 7:01 p.m. and called three times for those wishing to speak on the FY 2026-2027 Proposed Operating and Capital Budget. No one spoke. The public hearing was closed at 7:01 p.m.

2. Conduct the first of two public hearings on the 2026 Property Tax Rate.

City Manager Bo Thomas presented. Mayor Steve Fortenberry opened the public hearing at 7:03 p.m. and called three times for those wishing to speak regarding the 2026 Property Tax Rate. No one spoke. The public hearing was closed at 7:04 p.m.

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 Steve Fortenberry read the public comments statement. The City Secretary reported that one form was received. RJ Pase, 3200 Sherco Rd., Lorena, TX, appeared in opposition to government surveillance and Flock cameras installed in the City of Hewitt. No one else appeared.

REGULAR AGENDA ITEMS

3. Discussion and possible action on a motion to announce August 17, 2026, at 7:00 p.m., at Hewitt City Hall, Council Chambers, 200 Patriot Court, as the date to vote on the 2026 Property Tax Rate.

City Manager Bo Thomas presented.

MOTION: Council Member Bob Potter moved to announce August 17, 2026, at 7:00 p.m., at Hewitt City Hall, Council Chambers, 200 Patriot Court, as the date to vote on the 2026 Property Tax Rate.

SECOND: Council Member Erica Bruce

AYES: Potter, Hamilton, Brad Turner, Bruce, Bancale, Brenda Turner, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

ADJOURNMENT

MOTION: Council Member Brad Turner moved to adjourn the Special Meeting at 7:11 p.m.

SECOND: Council Member Brenda Turner

AYES: Hamilton, Potter, Brad Turner, Brenda Turner, Bancale, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 6.

SUBMITTED BY: Claudia Brill, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on **Ordinance No. 2026-10** accepting the 2026 Certified Tax Roll.

STAFF RECOMMENDATION/ITEM SUMMARY:

On July 20, 2026, the City received the 2026 Certified Tax Roll from Jim Halbert, McLennan Central Chief Appraiser. The approval of this ordinance officially accepts the 2026 Certified Tax Roll.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to approve **Ordinance No. 2026-10** accepting the 2026 Certified Tax Roll.

ATTACHMENTS:

1. 2026 Certification Letter 1
2. 2026-10 ORDINANCE approving Tax Roll

THE STATE OF TEXAS §

COUNTY OF McLENNAN §

Certification of the 2026 Appraisal Roll For McLennan Central Appraisal District

I, Jim Halbert, RPA, CCA, Chief Appraiser for McLennan Central Appraisal District, hereby certify that the attached are the certified values of McLennan Central Appraisal District, which lists taxable property for the following taxing units and constitutes the certified appraisal roll:

Axtell Independent School District
Bosqueville Independent School District
Bruceville-Eddy Independent School District
China Spring Independent School District
Connally Independent School District
Crawford Independent School District
Gholson Independent School District
Hallsburg Independent School District
La Vega Independent School District
Lorena Independent School District
Mart Independent School District
McGregor Independent School District
Midway Independent School District
Moody Independent School District
Robinson Independent School District
Riesel Independent School District
Oglesby Independent School District
Valley Mills Independent School District
Waco Independent School District
West Independent School District
McLennan County
McLennan Community College
McLennan County Water Control Dist. #2

City of Bellmead
City of Beverly Hills
City of Bruceville-Eddy
City of Crawford
City of Gholson
City of Golinda
City of Hallsburg
City of Hewitt
City of Lacy-Lakeview
City of Leroy
City of Lorena
City of Mart
City of McGregor
City of Moody
City of Riesel
City of Robinson
City of Valley Mills
City of Waco
City of West
City of Woodway
Castleman Creek Watershed
Elm Creek Watershed
McLennan & Hill Counties Tehuacana Creek W&C
Dist. #1

7/20/26

Date Delivered

Jim Halbert

Date Received

SEC.26.01 (a)

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS, ACCEPTING AND APPROVING THE TAX ROLL OF THE CITY OF HEWITT AND DECLARING AN EFFECTIVE DATE.

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

SECTION 1. That the tax roll of the City of Hewitt for 2026, as certified by the McLennan Central Appraisal District, is hereby accepted and approved.

SECTION 2. That this ordinance is in full force and effect from and after its passage.

PASSED AND APPROVED this 17th day of August, 2026.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 7.

SUBMITTED BY: Claudia Brill, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on **Resolution No. 2026-04** approving the FY 2026-2027 Master Fee Schedule.

STAFF RECOMMENDATION/ITEM SUMMARY:

This resolution approves the City's Master Fee Schedule for the Fiscal Year 2026-2027.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of **Resolution No. 2026-04** approving the FY 2026-2027 Master Fee Schedule.

ATTACHMENTS:

1. 2026-04 Master Fee Resolution
2. 11 Proposed Master Fees 26-27

RESOLUTION NO. 2026-04

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS, ADOPTING THE "MASTER FEE SCHEDULE"; REPEALING ALL RESOLUTIONS IN CONFLICT; DECLARING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

Section 1. That the City of Hewitt Master Fee Schedule is hereby adopted to implement and/or revise various fees related to City Services as shown on the attachment "A" and incorporated herein by reference.

Section 2. That should any section, clause, or provision of this resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution or any other resolution of the City as a whole or any part thereof, other than the part so declared to be.

Section 3. That this resolution shall become effective immediately upon passage, and be applied to all charges on or after October 1, 2026.

Section 4. It is hereby officially found and determined that the meeting at which the resolution is adopted was noticed and has been open to the public as required by law.

PASSED AND APPROVED this 17th day of August 2026.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

HEWITT MASTER FEE SCHEDULE FY 2026-2027

Proposed

Department	Pages
Permit Fees	1-3
Fire, Police & Administration Fees	4
Library Fees	5
Park Fees	6
Water Rates	7
Wastewater Rates	8
Drainage Rates	8
Solid Waste Rates	8
Utility Fees	9

PERMIT FEES

New Construction

New Construction Building Permit	\$0.25 sq. ft. under roof (per floor) min \$320
Electrical Permit	\$0.10 sq. ft. under roof (per floor)
Plumbing Permit	\$0.10 sq. ft. under roof (per floor)
Mechanical Permit	\$0.10 sq. ft. under roof (per floor)

General Permits

Carport Permit	\$50, \$0.20 per sq. ft.
Commercial Accessory Building	\$150 min, \$.30 per sq. ft.
Commercial Building Permit – Temporary 72 hr.	\$50
Commercial Occupancy Inspection	\$100
Deck Permit	\$50
Unattended Donation / Collection Box Permit	\$100
Demolition Permit	\$100
Estate Sale/Auction	\$50
Fence Permit	\$50
Flat Work Permit	\$50 min, \$0.02 per sq. ft.
Foundation Repair	\$50
Garage Sales	\$15
Gas Permit	\$50, \$6 per appliance
Hot Tub/Spa	\$50
Land Clearing Filling or Grading Permit	\$250
Lawn Sprinkler System Permit	\$50 base, \$1 per head/\$10 backflow
Mobile Home Move-In Permit	\$50
Moving a Building Permit	\$100
Patio Cover	\$50 min, \$0.10 per sq. ft.

Re-Inspect Fee	\$50 1 st time; \$25 increase cumulative after
Remodeling Permit	\$200 flat fee
Residential Accessory Building Permit	\$50 for 120 sq. ft. more + \$0.08 per sq. ft.
Roof Permit	\$100
Sign Permit	
Up to 72 sq. ft.	\$50
Up to 300 sq. ft.	\$75
Up to 600 sq. ft.	\$100
Sign Variance Request	\$350
Swimming Pool Permit (above/inground)	\$100/\$150
Temporary On-Site Storage Containers	\$10 first 15 days + \$25 next 16 days + \$50 for >30 days/year
Window Replacement Fee	\$100

Electrical

Electrical Permit	\$50
Up to 400 Amp	\$11
Over 400 Amp	\$24
3 Phase Circuits	\$7
220 Circuits	\$6
110 Circuits	\$5
Equipment Motors	
½ hp – 50 hp	\$11
Over 50 hp	\$24
Transformers	
Up to 50 KVA	\$11
Over 50 KVA	\$24
Elevators	\$54
Signs	\$24
Temporary Service	
Carnivals or Similar	\$54
Solar permit	\$150

Mechanical

Mechanical Permit	\$50
Up to 250,000 BTU	\$17
250,000 – 500,000 BTU	\$34
Each Ad. 50,000 Over 500,000 BTU	\$5
Refrigerated Air Systems	
Up to 5 Tons	\$17
Over 5 Tons	\$34
Each Ad. Ton Over	\$5

Ventilation Systems	
Installation Blower or fan to duct system for each building	\$24

Plumbing

Plumbing Permit	\$50
Per Fixture, Traps, etc.	\$6
Sewer/Water	\$10
Vacuum Breakers	\$8
Backflow Device	\$24
Roof Drain Permit	\$24
Discharge Line	\$8
Roof Drain	\$6

Planning & Zoning

Application for Abandonment of Public Right of Way	\$500
Application for Amendment of the Zoning Ordinance	\$500
Application for Appeal to Board of Adjustment	\$500
Application for Preliminary Plat	\$150 + \$2 per lot, \$500 minimum
Application for Final Plat, Amended Plat, Administrative Plat	\$500
Application for Final Plat and Re-Plat with Infrastructure	\$300 + \$27 per lot
Application for Platting or Re-Platting with Variance Request	\$450 + \$2 per lot
Plat/Plan Review other than Original Review (Staff)	\$50 per hour, one hour minimum
Plat/Plan Review other than Original Review (Engineer)	\$150 per hour, one hour minimum

Network Nodes, Node Support Poles & Transfer Facilities

Network Nodes-Application Fee	Lesser of actual cost or \$500 for up to 5 Network Nodes, and \$250 for each additional Network Node on a permit (up to 30, per Sec 284.152(b))
Network Nodes-Annual Rental Rate	\$1,500 per Network Node site, with annual CPI adjustment
Node Support Poles-Application Fee	\$1,000 for each pole
Node Support Poles-Annual Rental Rate	\$1,500 per Network Node site, with annual CPI Adjustment
Transfer Facilities-Application Fee	\$500 for an application including up to 5 Network Nodes, and \$250 for each additional Network Node on a permit
Transfer Facilities-Monthly Rental Rate	\$500 monthly for each Network Node site
For all other applicants	\$200
Right of Way Permit	\$200

FIRE PROTECTION FEES

Fire Protection Systems	\$55
Per Head	\$0.25
Underground Main	\$50
Fire Pump	\$30
Stand Pipe System	\$55
Per Outlet	\$5
Fire Alarm System	\$55
Per Device	\$1
Hood and Duct System	\$30
Per Nozzle	\$2.50
Commercial Paint Spray	\$30
Other Fire Suppression System	\$30
Per Head	\$55

POLICE DEPARTMENT FEES

Accident Reports	\$6
Body Camera Requests	\$10 per video; then \$1 per minute
CD/DVD Fee	\$3
USB Flash Drive	\$5
Animal Registration	\$10 first 2 pets; \$2 each additional
Animal Reclaim/Disposal Fee	\$150
Solicitation Permit	\$30 first individual; \$25 each additional individual; Criminal History Check & \$5 ID Card per Individual

ADMINISTRATION FEES

Returned Check Fee	\$35
NSF Electronic Draft Fee	\$35
Copies of Public Information	
Standard – 8.5x11	\$0.10 per page
Oversize – 11x17	\$0.50 per page
Postage/Shipping	Actual Cost

LIBRARY FEES

Memberships

Hewitt Residents	Free
McLennan County Residents	Free
Non-County Residents – 12 months	\$40
Non-County Residents – 3 months	\$10

Late Fees

Books	\$0.25 per day
Media	\$1 per day
Hotspot	\$2 per day
Interlibrary Loan	\$0.25 per day + any fee by lending library

Damages

Lost/Damaged Book, Material, or Device	Cost of item (as documented in catalog record) + \$5 processing fee
Partially Lost/Damaged Book, Material, or Device	Cost of item x 25%; OR Cost of missing piece
Label Replacement	\$1 per label
Media Case Replacement	\$5
Media Insert Replacement	\$1
RFID Replacement	\$1 per label

Services

Printing – Black & White	\$0.15 per page/side
Printing – Color	\$0.50 per page/side
Large Format Printing	Cost based on ink and paper usage + \$10 admin fee
3D Printing	\$0.10 per gram + \$3 printing fee
Fax	\$1 per page (excl. cover page)
Proctor Exam Fee	\$10 per session
Interlibrary Loan Postage Fee	\$2 per request

Miscellaneous

Library Card Replacement	\$1 per card
Return Check Fee	\$35
Headphones	\$1
USB Drive	\$8

PARK FEES

Amphitheatre

Hourly Rental	\$100 per hour (2 hr. min)
Deposit	\$80 refundable deposit
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Food Truck Permits

No Event	\$50 (up to 4 hours)
No Event	\$75 (up to 6 hours)
Event	\$100 (per event)
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Pavilion Rental

Park Pavilion Deposit	\$80 refundable deposit
Park Pavilion–Hewitt/Warren Park–Up to 150	\$50 per hour (minimum 2 hours)
Park Pavilion–Hewitt/Warren Park–Over 150	\$65 per hour (minimum 2 hours)
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Walking Track

Hewitt Park Walking Track	\$30 (minimum 2 hours)
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Event Permit

Various Permits, including but not limited to the use of PA systems, amplified sound, riding or drive horses, food sales, trades, occupation sales and city-provided electrical use. The permit must be applied for, reviewed and approved before being issued.	\$75

WATER RATES Effective 12/1/2026

Residential, Commercial & Builders – Base Rate	1 st 3,000 Gal
5/8"	\$35.25
1"	\$73.75
1.5"	\$220.75
2"	\$220.75
3"	\$441.00
4"	\$441.00
6"	\$661.50
Volume Rate	Per 1,000 Gal
3,001 – 7,000 Gal	\$5.75
7,001 – 12,000 Gal	\$6.40
12,001+ Gal	\$6.85

Master Metered High-Density Multifamily

Multifamily Residential & Multifamily Builders –	Base Fees
1 ½"	\$220.75
2"	\$220.75
3"	\$441.00
4"	\$441.00
6"	\$661.50
Consumption Rate	\$6.85 Per 1,000 Gal. (100% consumption)

Irrigation Rates

Irrigation – Base Rate	
5/8"	\$35.25
1"	\$73.75
1.5"	\$220.75
2"	\$220.75
3"	\$441.00
4"	\$441.00
6"	\$661.50
Consumption Rate	\$6.85 Per 1,000 Gal. (100% consumption)

Bulk Water Rates

Deposit	\$900
Set Fee & Move Fee	\$100
Base Rate for 3" Meter	\$415.50 per month + consumption
Consumption Rate	\$7.55 per 1,000 gallons
Fire Hydrant All Usage	\$7.55 per 1000 gallons

All Bulk Water will be sold in 1,000 gallon increments.

WASTEWATER RATES - Effective 12/1/26

Option #1 – Standard Wastewater Rates

Residential Base Rate – 1 st 5,000 Gal	\$32.00
Residential Volume Rate (Per 1,000)	\$ 5.45
Industrial Institution or Commercial Base Charge – 1 st 10,000 Gallons	\$68.25
Industrial Institution or Commercial Volume Rate (Per 1,000)	\$ 5.45

Option #2 – Winter Average Rates

Single Family Residential Base Rate	\$22.00 (no minimum gallons)
Single Family Residential Volume Rate (Per 1,000)	\$3.35 (no maximum gallons)

Option #3 – Flat Rate

Single Family Residential Flat Rate	\$43.75
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High-Density Multifamily

High-Density Multifamily Base Charge	\$68.25 (per building)
High-Density Multifamily Volume Rate (Per 1,000)	\$5.45 (100% Volume)

DRAINAGE RATES

Residential	\$4.35
Commercial	
1 – 10,000	\$10.08
10,001 – 20,000	\$29.65
20,001 – 40,000	\$48.05
40,001 – 60,000	\$94.55
60,001 – 100,000	\$148.80
100,001 – 150,000	\$228.63
150,001 +	\$359.60

SOLID WASTE RATES-Effective 7/1/2026

Residential	
Collection	\$23.00
Additional Polycarp	\$6.10
Administrative Fee – Per Unit	\$1.50 per unit
Damage Fee-Polycart (damage due to misuse)	\$75

**Commercial customers are billed directly by Republic Services.*

UTILITY FEES

Deposits – Residential Commercial	Credit based & previous account history \$100 - \$200
Deposits - Commercial	Quoted based on like accounts & previous account history Equal to minimum bill for (1 or 2) monthly bill of like account
Processing Fee	\$50
Delinquent Fees	15% of balance
Collection Services	25% of final balance
After Hours Non-Emergency Service Call	\$40 after 4pm
Meter Accuracy Check (Reread)	\$25
Meters up to 1" – Meter Testing Deposit	\$75
Meters greater than 1" up to 2" – Meter Testing Deposit	\$250
Meters larger than 2" – Meter Testing Deposit	Base Fee – Quoted on per cost basis

Tampering Fees

Tampering with Meter without City Permission	\$500 per event
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Water Taps & Meter Set*

All Water Taps	\$2000 Base Fee – Quoted on per cost basis
5/8" x 3/4" meter set	\$450 + cost of meter box if needed
3/4" x 3/4" meter set	\$500 + cost of meter box if needed
1" or larger service or meter set	Base Fee – Quoted on per cost basis

****Prior to the connection of any water line onto a city water main, the party requesting such connection shall pay the city the water service installation and meter fees for labor and materials.***

Wastewater Taps & Service Connection Fees**

All Wastewater Taps	\$1000 Base Fee – Quoted on per cost basis
4" Tap	\$2000 Base Fee – Quoted on per cost basis
6" Tap	\$2000 Base Fee – Quoted on per cost basis
8" or Larger Lateral	\$2000 Base Fee – Quoted on per cost basis

*****In addition, service lines that require the cutting or boring of paved streets or alley will be subject to a minimum charge of \$1000 Base Fee – Quoted on per cost basis. The decision of a bore or utility cut will be made by Community Services.***

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 8.

SUBMITTED BY: Claudia Brill, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on **Ordinance No. 2026-11** adopting the 2026 Property Tax Rate of \$.590427.

STAFF RECOMMENDATION/ITEM SUMMARY:

Texas Property Tax Code, Section 26.05(b) requires a motion to adopt the ordinance setting the 2026 tax rate as follows:

Adoption of the 2026 Property Tax Rate:

"I move that the property tax rate be increased by the adoption of a tax rate of \$.590427, which is effectively a 9.88% increase in the tax rate."

(This is the percent by which the proposed rate exceeds the no-new revenue rate.)

After the motion, the City Secretary will poll the Council for the record vote.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move that the property tax rate be increased by the adoption of a tax rate of \$.590427, which is effectively a 9.88% increase in the tax rate, and I move approval of **Ordinance No. 2026-11**.

ATTACHMENTS:

1. 2026 HEWITT CITY Adoption of Tax Rate & Budget
2. Property Tax Rates Comparison
3. 2026-11 ORDINANCE levying Tax Rate
4. 2026 Hewitt City Adoption Letter

§26.05(b) of Property Tax Code
Steps Required for Adoption of Tax Rate & Budget

Entity Name: City of Hewitt

Date: 08/04/2026 11:09 AM

Language Required in the Motion Setting This Year's Tax Rate:

This year's proposed tax rate exceeds the no-new-revenue tax rate. The vote on the ordinance, resolution, or order setting the tax rate must be a record vote and 60% of the governing body must vote in favor of the adoption of the tax rate. A motion to adopt the ordinance, resolution, or order must be made in the following form:

I move that the property tax rate be increased by the adoption of a tax rate of 0.590427, which is effectively a 9.88 percent increase in the tax rate.

Statement Required in the Ordinance, Resolution, or Order Setting:

This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy. The following statements must be included in the ordinance, resolution, or order setting this year's tax rate. The statements must be in larger type than the type used in any other portion of the document.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.71 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$34.86.

Statement That Must be Posted on the Home Page of Any Internet Website Operated by the Taxing Unit:

This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy. The following statements must be included in the ordinance, resolution, or order setting this year's tax rate. The statements must be in larger type than the type used in any other portion of the document.

City of Hewitt ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.71 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$34.86.

Property Tax Rates Comparison

	2026-2027	2025-2026
No-New-Revenue Tax Rate:	\$0.537336/100	\$0.524443/100
No-New Revenue Maintenance & Operations Tax Rate:	\$0.353432/100	\$0.341149/100
Voter-Approval Tax Rate:	\$0.587550/100	\$0.553760/100
Voter-Approval Maintenance & Operations Tax Rate:	\$0.467400/100	\$0.451279/100
De Minimis Rate:	\$0.590427/100	\$0.560772/100
Proposed Maintenance & Operation Tax Rate:	\$0.384209/100	\$0.349350/100
Debt Rate:	\$0.206218/100	\$0.189732/100
Proposed Property Tax Rate:	\$0.590427/100	\$0.539082/100

Calculation for Tax Rate Agenda Item. See also 'Steps Required...' from the Tax Assessor.

Proposed Tax Rate	0.590427
No-New Revenue Tax Rate	0.537336
	0.053091
increase in tax rate for motion	9.88%
Proposed Tax Rate - M&O Rate	0.384209
No-New Revenue Tax Rate - M&O Rate	0.353432
	0.030777
increase in tax rate for ordinance	8.71%

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS, ADOPTING THE TAX RATE AND LEVYING THE AD VALOREM TAXES FOR THE FISCAL YEAR 2026-2027 ON ALL TAXABLE PROPERTY WITHIN AND SUBJECT TO TAXATION WITHIN THE CITY AS OF JANUARY 1, 2026, TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENDITURES AND DEBT SERVICE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, all notices have been given and public hearings held as required by law to adopt a tax rate for 2026;

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

SECTION 1. That there be and is hereby levied for the fiscal year 2026-2027 on all taxable property, real, personal, and mixed, situated within the limits of the City of Hewitt, Texas, as of January 1, 2026, and not exempt by the Constitution of the State and valid State laws, a tax of \$.590427 on each \$100 of assessed valuation of taxable property, and such taxes shall be apportioned and distributed as follows:

- (A) \$.384209 provides revenues for maintenance and operations;
- (B) \$.206218 for debt service.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.71 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$34.86.

SECTION 2. All ad valorem taxes shall become due and payable on October 1, 2026, and all ad valorem taxes for the year shall become delinquent after January 31, 2027.

SECTION 3. All ordinances of the City of Hewitt in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 5. This ordinance shall take effect on October 1, 2026.

PASSED AND APPROVED THIS 17th day of August, 2026.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney



Randy H Riggs, CPA, PCC
McLennan County Tax Assessor/Collector

PO Box 406 Waco, TX 76703

Contact us:

www.mclennan.gov/tax

Phone: 254-757-5130

Dear City of Hewitt,

Under the Truth-in-Taxation laws, it is the duty of the Tax Assessor-Collector to calculate the No-New-Revenue Tax Rate and the Voter-Approval Tax Rate for the entities for which he collects tax and to publicize these rates and other items of information in a way that will come to the attention of the entities' property owners. After this has been done, the governing bodies of the taxing units must adopt by ordinance, resolution, or order the rate for the current tax year. Our office has complied with the calculation and publication requirement.

You may do two things with the Tax Rate at any public meeting of your governing body; either adopt the proposed rate as published, or adopt a lower rate. You cannot adopt a higher rate than what was proposed and published. Adopting the tax rate must be a separate agenda item. The M&O and I&S rate must also be mentioned separately in the motion.

******IF YOUR UNIT'S TAX RATE CONTAINS A DEBT COMPONENT, YOU MUST ADOPT THE DEBT RATE CALCULATED IN THE VOTER-APPROVE RATE CALCULATIONS. ******

If you wish to adopt a rate more than the notice and hearing rate, you must re-advertise your intentions according to the State guidelines and hold public hearings before you can legally do so. If you adopt a rate that exceeds the calculated Voter-Approval Tax Rate, you should know that the voters of your district have the power to roll back the rate to no more than the Voter-Approval Tax Rate (school districts have an automatic Voter-Approval election.).

Below you will find items that will help you in determining your 2026 tax rate. If you have any questions, feel free to contact this office.

- 1) Total Certified Taxable Value - Value certified to us by the appropriate Appraisal District(s) that includes all real and personal property with all applicable exemptions deducted.
- 2) Taxable Value of New Improvements - Value of properties that appear on the roll.
- 3) Anticipated Collection Rate (ACR) for the coming year used to adjust the Debt Component of the No-New-Revenue Tax Rate (NNR) to offset expected delinquencies. The ACR is the best estimate of the total amount of taxes, penalty, interest, and attorney fee that will be collected between July 1, 2025 and June 30, 2026. If your NNR does not contain a debt component, the ACR will have no effect on the calculation.

2026 Total Certified Taxable Value	\$1,613,887,102.00
2026 Taxable Value of New Improvements	\$17,899,348.00
2026 Anticipated Collection Rate	100.00%
2026 No-New-Revenue Rate (NNR)	0.537336 Per \$100 Valuation
2026 Voter Approval Rate	0.58755 Per \$100 Valuation
2026 De Minimis Rate	0.590427 Per \$100 Valuation
2026 Proposed Rate	0.590427 Per \$100 Valuation

"We, the governing body of

City of Hewitt

have adopted the following tax rate for 2026:"

M&O:	0.384209
I&S:	0.206218
TOTAL:	0.590427

Please have the members of your governing body sign below and return to this office by **September 1, 2026**. Your cooperation in providing your rates by these dates will allow this office sufficient time to confirm rates and values to precisely print statements for mailing in a timely manner.

Thank you very much for your consideration.

Randy H. Riggs, CPA
McLennan County Tax Assessor / Collector

Governing Body Members' Signatures:

_____	_____
_____	_____
_____	_____
_____	_____

Date



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 9.

SUBMITTED BY: Claudia Brill, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on **Ordinance No. 2026-12** adopting the FY 2026-2027 Annual Operating and Capital Budget.

STAFF RECOMMENDATION/ITEM SUMMARY:

Per the Local Government Code, Section 102.007, Adoption of the Budget, the governing body shall take action on the proposed budget after a public hearing. A vote to adopt the budget must be a record vote. The City Charter requires the City Manager to present a proposed budget to the City Council before August 1 each year. The charter and state law also require a public hearing on the budget.

The Council conducted this public hearing on August 10, 2026. The FY 2026-2027 Annual Operating and Capital Budget reflects the tax rate adopted in the prior agenda item.

After the motion, the City Secretary will poll the council for the record vote.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to approve **Ordinance No. 2026-12** adopting the FY 2026-2027 Annual Operating and Capital Budget.

ATTACHMENTS:

1. 2026-12 Ordinance-Adopting Budget

ORDINANCE NO. 2026-12

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF HEWITT, TEXAS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2026 AND ENDING ON SEPTEMBER 30, 2027 AND MAKING APPROPRIATIONS FOR EACH FUND, DEPARTMENT, PROJECT, AND ACCOUNT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED WAS NOTICED AND HAS BEEN OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE 2025-2026 FISCAL YEAR BUDGET.

WHEREAS, the City Council has heretofore approved the certified tax roll prepared and presented by the McLennan Central Appraisal District as required by the Tax Code; and

WHEREAS, notice of a public hearing on the budget for the City of Hewitt, Texas, for the fiscal year 2026-2027 was theretofore published at least fifteen (15) days in advance of said public hearing; and

WHEREAS, the City Manager of the City of Hewitt has submitted to the City Council a proposed budget of the revenues and expenditures of conducting the affairs of the City and providing a complete financial plan for 2026-2027; and

WHEREAS, the City Council has received the City Manager's proposed budget, a copy of which proposed budget and all supporting schedules have been filed with the City Secretary of the City of Hewitt and are available for public inspection on the city's website;

WHEREAS, a public hearing on the said budget was duly held on the 10th day of August 2026, and all interested persons were given an opportunity to be heard for or against any item thereof;

WHEREAS, Texas Local Government Code Sec. 102.007(c) requires that adoption of a budget that raises more property tax revenue than generated in the previous year requires a record vote of the City Council to ratify the property tax increase reflected in the budget in addition to and separate from the record votes to approve the ordinance adopting the annual budget and the ordinance adopting the tax rate for the current tax year; and

WHEREAS, the City Council has adopted the 2026-2027 fiscal budget, which will raise more revenue from property taxes than last year's budget by an amount of \$568,268, which is a 6.4% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$105,682.

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

SECTION 1: That the City Council hereby adopts and approves the proposed budget of the City of Hewitt, providing a complete financial plan for the ensuing fiscal year, as submitted to the City Council by the City Manager, and the same is hereby, in all things adopted and approved as the budget of the City for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.

SECTION 2: That the City Manager shall cause copies of the budget to be filed with the City Secretary and the County Clerk of McLennan County.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 4: That 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.

SECTION 5: The property tax increase reflected in the 2026-2027 Fiscal Year Budget is hereby ratified.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law, and the Charter in such cases provides.

The City Council voted separately and additionally to ratify the increase in property tax revenues reflected in the adopted FY 2026-2027 budget by a vote of _____AYES to _____NAYS with _____ abstentions.

PASSED AND APPROVED this the 17th day of August 2026.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 10.

SUBMITTED BY: Claudia Brill, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on ratification of the property tax increase reflected in the budget.

STAFF RECOMMENDATION/ITEM SUMMARY:

Per the Local Government Code, Chapter 102, Municipal Budget, Section 102.007 (c), the governing body is required to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to ratify the property tax increase reflected in the budget.

ATTACHMENTS:

None



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 17, 2026

AGENDA ITEM #: 11.

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion and possible action concerning canceling the City Council Regular Meeting scheduled for September 7, 2026.

STAFF RECOMMENDATION/ITEM SUMMARY:

The council meeting scheduled for September 7, 2026, falls on a city holiday. City Offices will be closed. The next scheduled meeting will be September 21, 2026.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

This motion is at the Council's discretion.

ATTACHMENTS:

None