

PLANNING & ZONING COMMISSION MEETING

FEBRUARY 2, 2026

5:30 P.M.

COUNCIL CHAMBERS, 110 NORTH 8TH STREET,

GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) Call to order the Regular Planning & Zoning Commission Meeting at 5:38 P.M. this 2nd day of February 2026.

2) Quorum Check:

Commission Present: Chairman Teresa Johnson, Vice Chairman John Westbrook and Commissioners: Loni Jones, Charles Ament, and Wyllis Ament.

City Staff Present: City Secretary Holly Owens and Building Official Miguel Gamez.

3) Invocation: Commissioner C. Ament and Pledge of Allegiance: Led by Commissioner Westbrook.

PUBLIC COMMENTS:

There were no public/citizen comments.

4) Discussion and possible action regarding approval of minutes from the Regular Planning and Zoning Commission Meeting held on **January 5, 2026**.

Loni Jones motioned to **APPROVE** the minutes dated January 5, 2026, seconded by Charles Ament. The motion **PASSED** unanimously, 4-0-0. (Foster and Williams Absent)

5) Discussion and possible action regarding a zoning change request for 511 Saunders Street.

Kaleb Hitt came forward to answer any questions.

John Westbrook motioned, seconded by Loni Jones to recommend the zoning change of Residential 2-4 Family to Business Commercial for 511 Saunders Street and request Staff to present the recommendation to City Council. The motion **PASSED** unanimously, 4-0-0 (Foster and Williams Absent).

6) Discussion and possible action regarding a final plat for 1015 Old Pidcoke Road.

Charles Ament motioned, seconded by Wyllis Ament to recommend approval of the final plat for Crescent Townhomes located in the William Suggett Survey, abstract 912 to City Council. The motion **PASSED** unanimously, 4-0-0 (Foster and Williams Absent).

7) Adjourn Meeting.

The meeting was **adjourned at 5:50 p.m.**

Teresa Johnson, Chairman



PLANNING & ZONING COMMISSION MEMORANDUM

To: Chairman and Commission

From: Holly Owens, Development Services

Agenda Item: Discussion and possible action regarding the Replat of Original Town Gatesville, Block 108, Lots 4-6; addressed 1413 & 1419 Mill Street.

Information:

Applicant/Owner: Travis Nolte

Location: 1413 & 1419 Mill Street

Current Zoning: Residential 2-4 Family Request:

Replat of Lots 4-6 into five (5) individual lots for construction of single-family homes

Purpose

Request Commission review and recommendation to City Council on the proposed replat to divide Block 108, Lots 4-6 into five (5) individual lots to accommodate new single-family residences.

Background

- Property consists of three platted lots in Original Town Gatesville, Block 108 (addresses above).
- Owner proposes to reconfigure and subdivide existing lots into five (5) buildable lots. Proposed lots will be served by existing street frontage on Mill Street and Barnes Street and by existing/proposed utility easements as shown on the submitted plat.
- Submitted materials: proposed replat drawing, legal descriptions, surveyor's certification and seal, application and fees.

Applicable Law and Ordinances

- Texas Local Government Code (Chapter 212 — Municipal Regulation of Subdivisions and Plats): Chapter 212 authorizes municipalities to regulate plats and replats, establishes procedures for submission, review, approval/disapproval, required certifications, and recordation with the county. The chapter provides the legal framework for municipal planning commission review and for conditioning approval of replats; it also addresses requirements for surveys, certificates, and recordation of approved plats.
- City of Gatesville Code of Ordinances, Chapter 48 (Subdivision/Platting Regulations): Chapter 48 implements state statute and sets local submittal requirements, technical standards, required certificates/signatures, lot and street standards, utility easement requirements, review procedures (planning commission and city council), and recordation procedures. The replat must meet all Chapter 48 requirements, including dedication of required easements, compliance with lot area/frontage standards, and any applicable public improvement or drainage requirements.

Staff Analysis — Key Issues for Commission

1. Zoning compatibility: Proposed use (single-family homes) is consistent with the Residential 2–4 Family zoning district; confirm lot sizes, frontage, and setbacks meet zoning standards for single-family development or identify required variances.
2. Lot configuration and buildability: Verify each proposed lot meets minimum lot area, width, and frontage requirements per Chapter 48 and the zoning ordinance, including access to Mill Street and Barnes Street and any required building setback lines.
3. Utilities and easements: Confirm proposed dedications or reservations for water, sewer, electric, and other utilities are adequate and acceptable to utility providers; ensure surveyor’s plat identifies existing and proposed easements.
4. Required certifications and documentation: Ensure the plat includes all certificates and signatures required by Chapter 48 and state law (owner’s signature, surveyor’s certificate, notary, any required utility or easement acceptance signatures, and title affidavit).
5. Compliance with platting procedure and recordation: Confirm applicant understands City and county recordation steps and timeline; recommend conditions to ensure recordation upon satisfaction of required conditions.

Variance requested

A variance to reduce the minimum lot size requirement for single-family residential lots from 8,000 square feet to 6,000 square feet for the proposed replat of Original Town Gatesville, Block 108, Lots 4–6 (1413 & 1419 Mill Street).

Staff Recommendation:

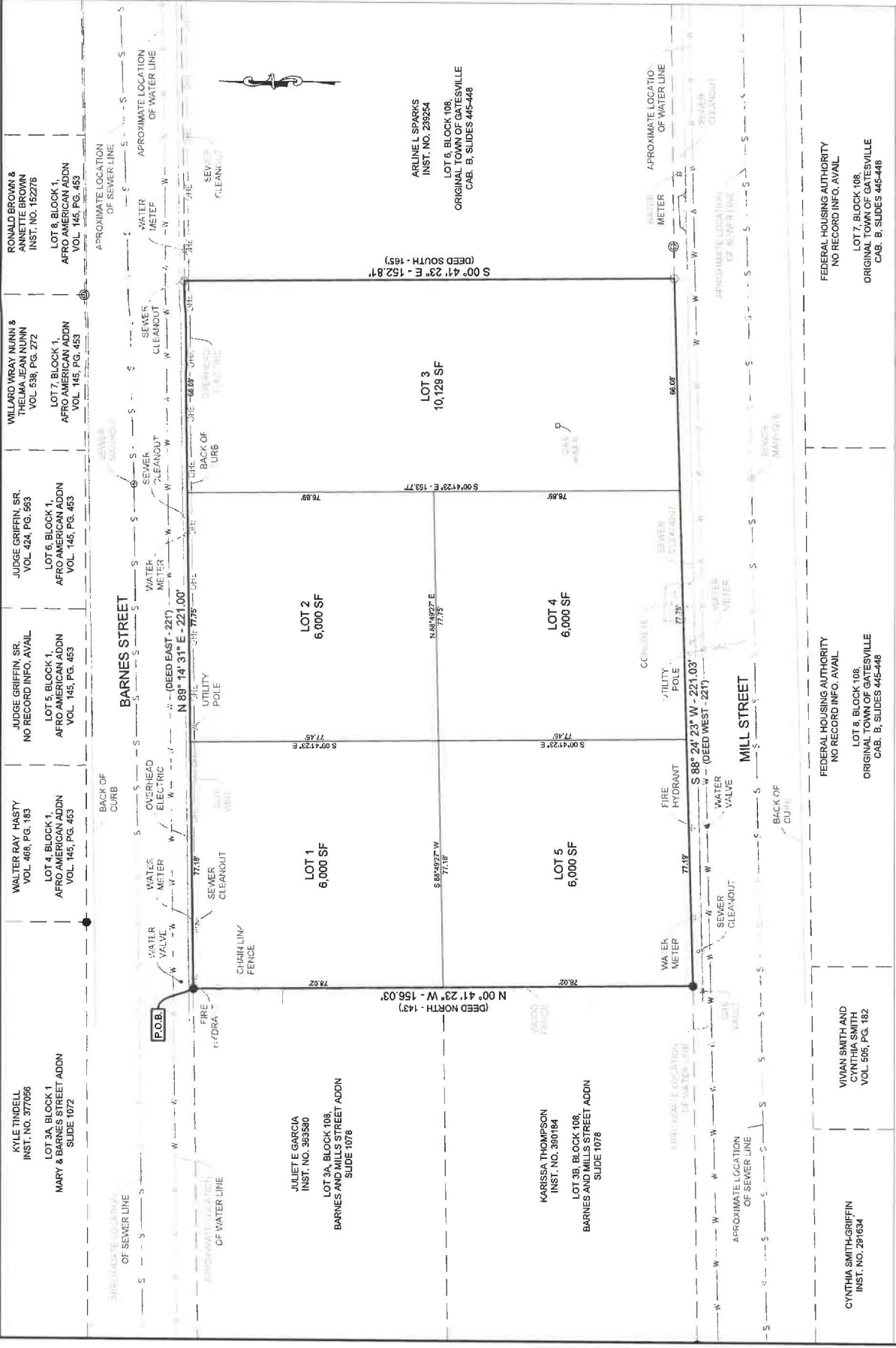
- The proposed replat application is complete.
- The proposed subdivision into five (5) lots is consistent with the Residential 2–4 Family zoning district for single-family dwellings, subject to verification of lot dimensions and setbacks.
- The replat, as conditioned, will conform to the requirements of Texas law (Chapter 212) and City of Gatesville Chapter 48.
- The variance requested is consistent with the surrounding area and future lot sizes for single-family lots.

Motion:

I move that the Planning & Zoning Commission recommend to City Council approval of the replat of Original Town Gatesville, Block 108, Lots 4–6 (1413 & 1419 Mill Street) to create five (5) lots, and approval of the requested variance to allow 6,000 square foot lot sizes in lieu of the 8,000 square foot minimum.

Attachments:

- Application
- CCAD Map
- Proposed Plat



WHEREAS, ZUR HOMES, LLC, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 0.78 ACRE OUT OF AND A PART OF THE CHRISANTO CAZENOGA SURVEY, ABSTRACT NO. 150, CORVELL COUNTY, TEXAS, BEING ALL OF TRACTS 1, 2, AND 3, DESCRIBED IN A DEED TO ZUR HOMES, LLC, RECORDED IN INSTRUMENT NO. 389940, OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAN OF MASSEY ADDITION (THE "PROPERTY"), A SUBDIVISION TO THE CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISEES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE", FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, GAS, AND TELECOMMUNICATION WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS, AND TELECOMMUNICATION WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED. GRANTEE SHALL NOT BE HELD LIABLE FOR ANY DELAY OR OMISSION TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR MAINTAIN ANY OF THE STREETS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES THERETO IN ANY MANNER WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES, UNTO THE SAID CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS THE _____ DAY OF _____, 20____

ZUR HOMES, LLC

TRAVIS NOLTE, ORGANIZER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY TRAVIS NOLTE, ORGANIZER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF SURVEYOR

I, SETH H. BARTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GATESVILLE, TEXAS.

SETH H. BARTON
R. P. L. S. NO. 8978
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 78549

02/02/2026



TAX CERTIFICATE

THE CORVELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN CORVELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

CORVELL COUNTY TAX OFFICE

By: _____

CITY OF GATESVILLE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY MANAGER OF THE CITY OF GATESVILLE, TEXAS.

CITY MANAGER

ATTEST: CITY SECRETARY

COUNTY CLERK

FILED FOR RECORD THIS _____ DAY OF _____, 20____ IN CABINET _____ SLIDE(S) _____ PLAT RECORDS OF CORVELL COUNTY, TEXAS. DEDICATION INSTRUMENT IN INSTRUMENT NO. _____ DEED RECORDS OF CORVELL COUNTY, TEXAS.

NOTES

- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- THE ZONING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48099C020F WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
- "FEMA" ZONE AE, OTHER AREAS IS DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS.
- APURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APURTENANCES ARE ALLOWED.
- ALL IMPROVEMENTS SHOWN ON THE LOT ARE EXISTING, NO ADDITIONAL IMPROVEMENTS ARE BEING PROPOSED FOR THIS PLAT.
- PROPOSED LAND USE FOR THIS DEVELOPMENT IS RESIDENTIAL.
- EXISTING LAND USE FOR ADJOINING OWNERS IS RESIDENTIAL.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF GATESVILLE CCN 10451.
- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF GATESVILLE, CCN NO. 20165.
- ELECTRIC SERVICE WILL BE PROVIDED BY TEXAS NEW MEXICO POWER COMPANY.

LEGEND

- PROPERTY BOUNDARY
 - ADJOINING TRACT PROPERTY LINES
 - LOT LINES
 - CONCRETE LINES
 - BACK OF CURB
 - OVERHEAD ELECTRIC LINES
 - SEWER LINES
 - WATER LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE
- UNLESS OTHERWISE NOTED



FIELD NOTES

0.78 ACRE
MASSEY ADDITION
CORVELL COUNTY, TEXAS

BEING ALL THAT CERTAIN 0.78 ACRE TRACT OF LAND SITUATED IN THE CHRISANTO CAZENOGA SURVEY, ABSTRACT NO. 150, CORVELL COUNTY, TEXAS, BEING ALL OF TRACTS 1, 2, AND 3, DESCRIBED IN A DEED TO ZUR HOMES, LLC, RECORDED IN INSTRUMENT NO. 389940, OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD W/ CAP STAMPED "GOODSON RPLS 43307" FOUND IN THE SOUTH LINE OF BARNES STREET AND AT THE NORTHEAST CORNER OF LOT 3A, BLOCK 108, BARNES AND MILLS STREET ADDITION, RECORDED IN SLIDE 1078, PLAT RECORDS OF CORVELL COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00° 41' 23" E, 152.81 FEET (DEED SOUTH - 165 FEET), ALONG THE WEST LINE OF THE SAID LOT 6, TO THE NORTHWEST CORNER OF THE SAID LOT 6 AND IN THE NORTH LINE OF MILL STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89° 24' 23" W, 221.03 FEET (DEED WEST - 221 FEET), ALONG THE NORTH LINE OF MILL STREET, TO A 1/2" IRON ROD W/ CAP STAMPED "GOODSON RPLS 43307" FOUND, AT THE SOUTHEAST CORNER OF LOT 3B, BLOCK 108, OF THE SAID BARNES AND MILLS STREET ADDITION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00° 41' 23" W, 156.03 FEET (DEED NORTH, 143 FEET), ALONG THE EAST LINE OF THE SAID LOT 3A, TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATIONS, AS SURVEYED ON THE GROUND JANUARY 2025 BY QUINTERO ENGINEERING, LLC.

SCALE: 1" = 20'

GRAPHIC HORIZONTAL SCALE

QUINTERO ENGINEERING
1501 W. STAN SCHLUETER LP. PHONE: (254) 483-9822
KILLEEN, TEXAS 76549 FAX: (254) 422-0770
T.D.P.E. FIRM NO.: 19108 T.D.P.L.S. FIRM NO.: 10184111

FINAL PLAT

MASSEY ADDITION

CITY OF GATESVILLE, CORVELL COUNTY, TEXAS

MASSEY ADDITION IS A REPLAT OF ALL OF TRACTS 1, 2, AND 3, DESCRIBED IN A DEED TO ZUR HOMES, LLC, RECORDED IN INSTRUMENT NO. 389940, OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS.

PROJECT NO.: **007-26**

DRAWING NO.: **P1**



PLANNING & ZONING COMMISSION MEMORANDUM

To: Chairman and Commission

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding the abandonment of an Alley located on S 22nd Street.

Information:

The vacation of a public right-of-way, street, or alley may be accomplished through the adoption of a vacation ordinance, which is subsequently filed in the official land records. This process requires review and recommendation by the Planning & Zoning Commission, followed by three readings and approval of an ordinance by the City Council.

The alley located along S 22nd Street between 105 S 22nd Street and the 2100 Block of Saunders Street has never functioned as an alley. The majority of property owners along the 2100 Block of Saunders Street have constructed fences within the platted alley area. Additionally, the owner of 105 S 22nd Street has indicated no interest in claiming the subject property.

Notification letters were mailed to property owners in the 2100 Block of Saunders Street informing them of the proposed vacation of the alley and the additional 12-foot portion located at the rear of their properties that would be allocated to them upon abandonment.

Should the property owners elect to claim the additional 12-foot portion, they will be required to replat their respective properties and file the approved replat with the Coryell County Clerk, along with a copy of the adopted vacation ordinance, once finalized.

If the owners choose not to claim the additional 12 feet, there is nothing that needs to be done.

Mailing List:

<u>PID</u>	<u>Property Address</u>	<u>Owner</u>	<u>Response</u>
111136	2116 Saunders St	Hall Johnny R	
111135	2114 Saunders St	Bagwell Lillian	Does not want the added property.
111134	2112 Saunders St	Hilliker Patrick Glenn	
111133	2110 Saunders St	Donahoo Maria B	
111132	2108 Saunders St	Romero Christie	
113356	105 N 22nd St	FREE2B Automotive LLC	Does not want the added property. Initiated the abandonment.

Staff Recommendation:

Staff requests the Commission to make a recommendation to Council to pass and eventually approve the abandonment of the alley located on S 22nd Street.

Motion:

Motion to recommend the abandonment of the alley location on S 22nd Street to City Council.

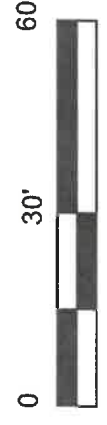
Attachments:

- Survey
- Copy of letter to property owners

Surveyor:

Maples & Associates
 420 S. Liveoak, Ste 200
 P.O. Box 893
 Lampasas, Texas 76650
 Firm No. 10097700
 Tel (512) 556-2078
 Fax (512) 556-0500

LEGEND	
○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
⊕	"X" Found Carved in Concrete
●	3/8" Iron Pin Found
●	1/2" Iron Pin Found
⊖	2.5" Pipe Post
---	Original Lot Lines
-x-	Wire Fence
-∞-	Chainlink Fence
-E-	Overhead Electric
●	Power Pole
⊞	Electric Meter
⊞	RV Hook Up
⊞	Water Meter
▣	Concrete
()	Record Calls



Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

This survey was performed without the benefit of a Title Commitment.

LAND TITLE SURVEY

Being 0.577 acres comprised of part of Lots 2, 3, and 4, Block 27 of the New Addition to the City of Gatesville, and being the same tract of land described in Tract Three as 0.5773 acres in a deed from KPOW LLC, et al, to Free2B Automotive, LLC, dated November 24, 2024, recorded as Doc. No. 377881 of the Official Public Records of Coryell County, Texas.

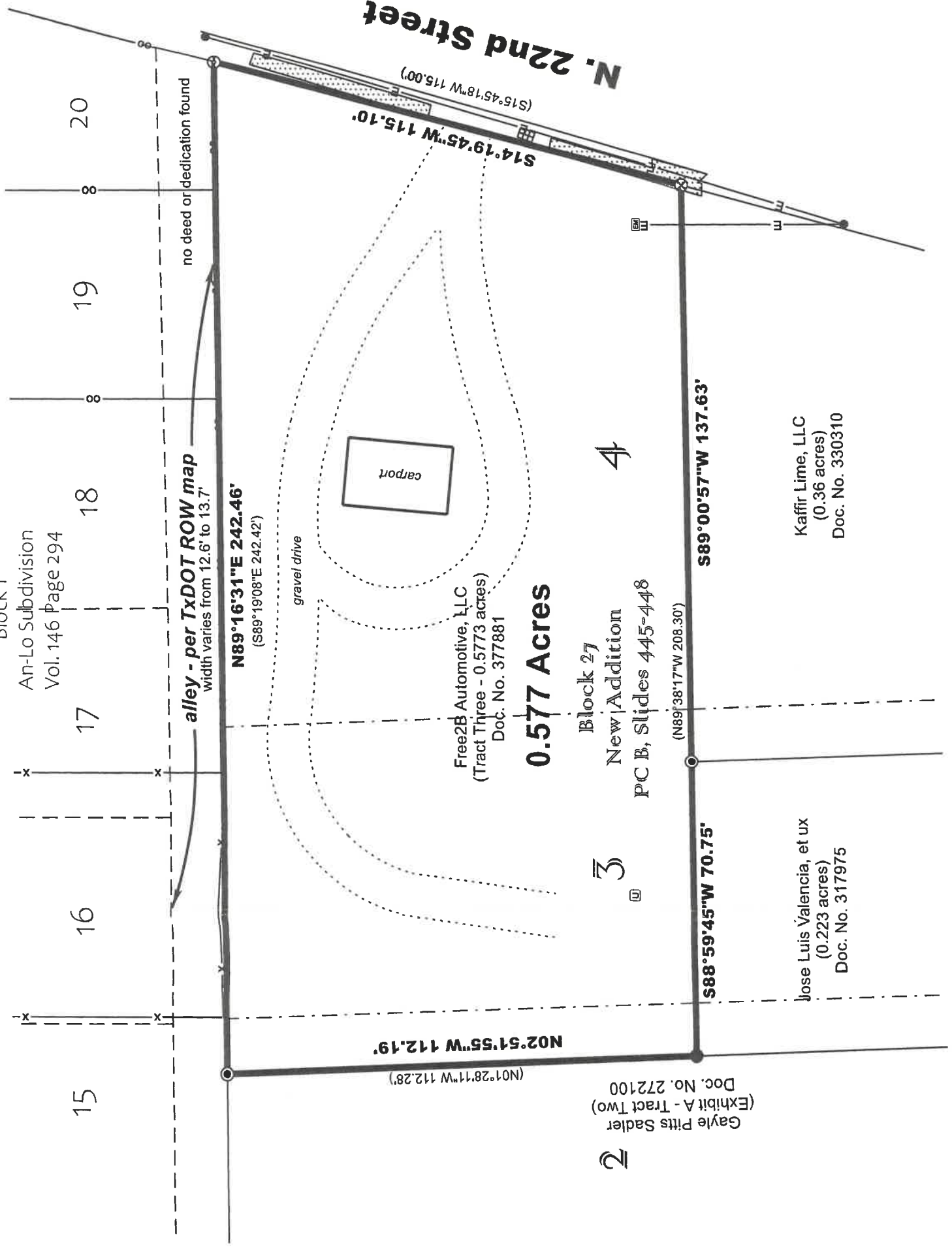
A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on July 1, 2025.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III Survey.

Paul W. Maples

Paul W. Maples, RPLS
 ©2025 All rights reserved.
 Job No. 250525



Block 1
 An-Lo Subdivision
 Vol. 146 Page 294

15 16 17 18 19 20

alley - per TxDOT ROW map
 width varies from 12.6' to 13.7'

N89°16'31"E 242.46'
 (S89°19'08"E 242.42')

gravel drive

N02°51'55"W 112.19'
 (N01°28'11"W 112.28')

Free2B Automotive, LLC
 (Tract Three - 0.5773 acres)
 Doc. No. 377881

0.577 Acres

Block 27
 New Addition
 PCB, Slides 445-448

2
 Gayle Pitts Sadler
 (Exhibit A - Tract Two)
 Doc. No. 272100

S88°59'45"W 70.75'
 (N89°38'17"W 208.30')

Jose Luis Valencia, et ux
 (0.223 acres)
 Doc. No. 317975

S89°00'57"W 137.63'

Kaffir Lime, LLC
 (0.36 acres)
 Doc. No. 330310

N. 22nd Street
 S14°19'45"W 115.10'
 (S15°45'18"W 115.00')

carport

no deed or dedication found



PLANNING & ZONING COMMISSION MEMORANDUM

To: Chairman and Commission

From: Holly Owens, Development Services Director

Agenda Item: Application to Annex and Designate Zoning for 504 and 506 Coryell City Road.

Information:

Applicant Request

The applicant has submitted a request for voluntary annexation of property into the corporate limits of the City of Gatesville. In conjunction with annexation, the applicant requests the assignment of Residential Mobile Home (RMH) zoning.

Property Description

The subject property is described as follows:

Salter Subd; Block 1, Lots 9 & 10; Acres .3400, Coryell County, Texas, and being more particularly

Described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of Lot 10, same being a point along a common boundary line with Lot 9, said point marked by a steel pin (found);

THENCE North 71°37'37" West, a distance of approximately 99.0 feet to a point for the northwest corner of said Lot 10, same being the northeast corner of Lot 9;

THENCE North 18°22'23" East (assumed perpendicular based on plat grid), a distance of approximately 150.0 feet to a point for the northeast corner of said Lot 10;

THENCE South 71°37'37" East, a distance of approximately 99.0 feet to a point for the southeast corner of said Lot 10, same being the southwest corner of Lot 11;

THENCE South 18°22'23" West, a distance of approximately 150.0 feet to the POINT OF

Zoning Designation

The City of Gatesville may assign zoning concurrently with the annexation process. This segment of Coryell City Road is currently developed with manufactured homes, and the requested RMH zoning is consistent with the City's adopted Comprehensive Plan.

Staff Recommendation:

Staff recommends moving the annexation and zoning designation forward to City Council.

Motion:

Motion to recommend acceptance and approval to annex the property located within the Salter Subdivision; Block 1, Lots 9 & 10 on .3400 acres in Coryell County and addressed as 504 & 506 Coryell City Road and recommend approval to designate the zoning as Residential Mobile Home.

Attachments:

- Survey
- Application

KNOW ALL MEN BY THESE PRESENTS, that Robert F. Salter, et ux, Lynita Salter, being the sole owner of a 241.643 acre tract of land in the Henry Farley Survey being located by deed part Volume 408, Page 728-728, attached hereby, attached hereto, and made a part hereof, and approved by the City Council of the City of Gatesville and the Commissioners of Coryell County, Texas, does hereby adopt the SALTER SUBDIVISION as an addition to Coryell County, Texas. The utility easements shown on said plat are dedicated to the Coryell County for the installation and maintenance of any and all public utilities, which the County may install or permit to be installed or maintained.

Robert F. Salter
Robert F. Salter

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert F. Salter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert F. Salter, and that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of October, 1999, A.D.

Notary Public
Notary Public



APPROVED this the 28th day of October, 1999, by the Planning and Zoning Commission of the City of Gatesville, Coryell County, Texas

Chairman
CHAIRMAN, PLANNING COMMISSION VICE CHAIRMAN, PLANNING COMMISSION

APPROVED this the 28th day of October, 1999, by the City Council of the City of Gatesville, Coryell County, Texas

Mayor
MAYOR, CITY OF GATESVILLE ATTEST: CITY SECRETARY

APPROVED this the 28th day of October, 1999, by the Commissioners Court, Coryell County, Texas

County Judge
COUNTY JUDGE

FILED FOR RECORD THIS 28th day of October, 1999, in Cabinet B, Side 2, Plat Records of Coryell County, Texas

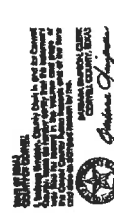
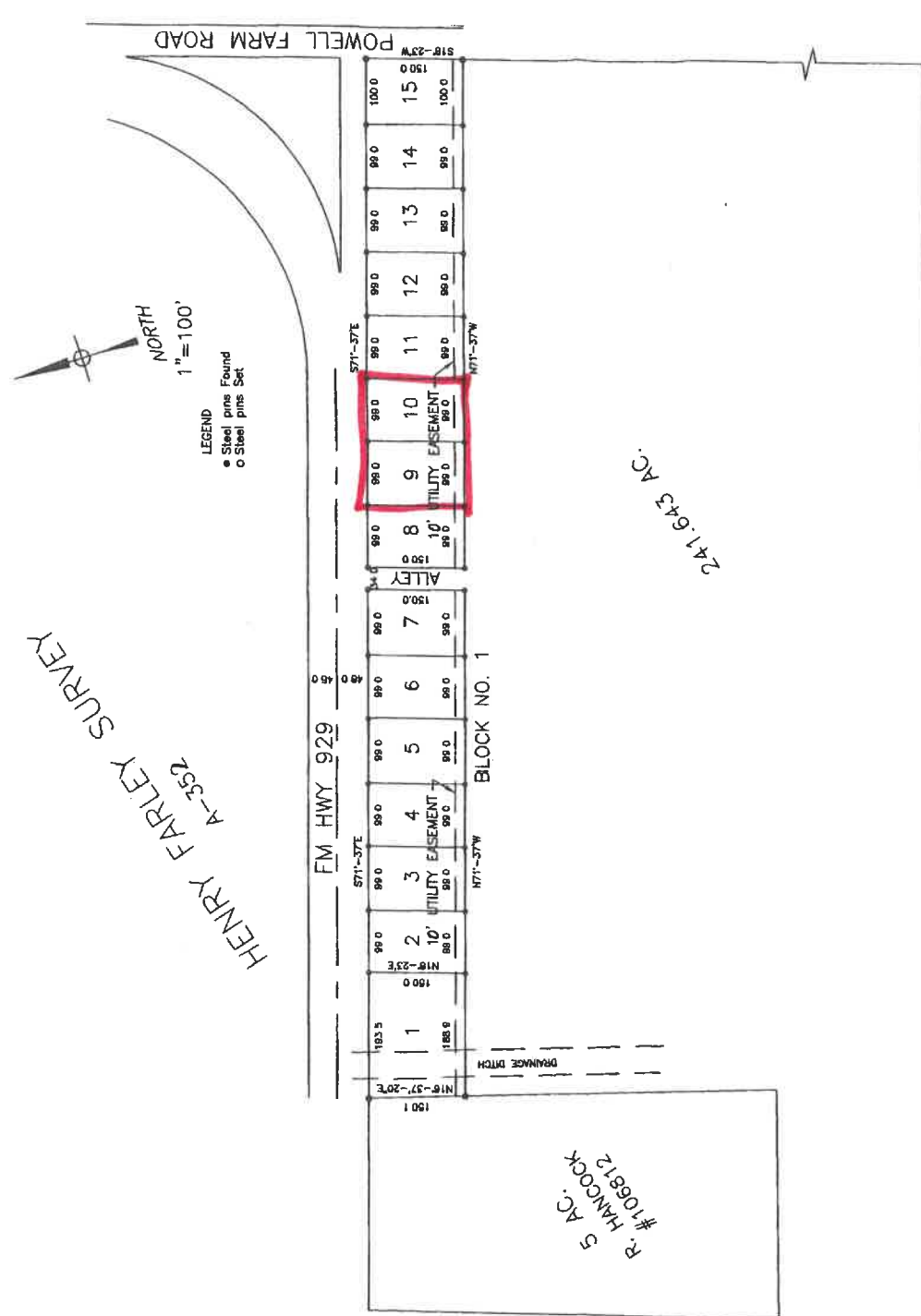
County Clerk
CORYELL COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS, that I, Harold J. Shockley, a Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were found or placed by me in accordance with the subdivision regulations of Coryell County, Texas, and this subdivision is not within the City Limits of Gatesville, Texas. Line held for bearing rotation is the North line of this tract at South 71°-37' East, called in Deed Iron rods were found by me at all exterior corners, and all intermediate corners were set by me.

Harold J. Shockley
Harold J. Shockley, R.P.L.S. 2286

Filed For Record
AT 10:00 A.M.
OCT 13 1999
County Clerk
County Clerk

BY	DATE	
H. M. GARDNER (P-118)		
H. SHOCKLEY (P-118)		
H. SHOCKLEY (P-118)		
H. SHOCKLEY (P-118)		
SCALE 1"=100'	BOOKING NO. 98-1205	SHEET 1 OF 1 REV. A
PREPARED BY LAMKIN COMPUTER WORKS	SHOCKLEY ENGINEERING & SURVEYING	PREPARED FOR SHOCKLEY ENGINEERING & SURVEYING
HAMSTON, TX 76801, USA	HAMSTON, TX 76801, USA	HAMSTON, TX 76801, USA



All land areas mentioned herein are in Zone B of the flood plain for the Henry Farley Survey, A-352, Ref. FIRM Panel 480788-01266, 30 September 1987