

**NOTICE**  
**THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT**  
**(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)**

**AGENDA**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**5:30 P.M**  
**GATESVILLE CITY COUNCIL CHAMBERS**  
**110 NORTH 8<sup>TH</sup> STREET, GATESVILLE, TEXAS 76528**  
**FEBRUARY 2, 2026**

The Planning & Zoning Commission Meeting will be convened immediately after the Building Standard Commission Meeting.

An Open Meeting will be held concerning the following subjects:

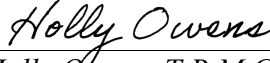
1. Call to Order
2. Quorum check
3. Invocation and Pledge of Allegiance

Citizens/Public Comments Forum: Individuals wishing to address the Gatesville Planning & Zoning Commission may do so during this segment. If you intend to comment on a specific agenda item, please indicate the item(s) on the sign-in sheet before the meeting. Each speaker is allotted a maximum of 3 minutes for their remarks, and speakers are expected to conduct themselves in a respectful manner. In accordance with the Texas Open Meetings Act, the City of Gatesville Planning & Zoning Commission cannot deliberate or act on items not listed on the meeting agenda.

**REGULAR BUSINESS:**

4. Discussion and possible action regarding approval of minutes from the Regular Planning and Zoning Commission Meeting held on **January 5, 2025**.
5. Discussion and possible action regarding a zoning change request for 511 Saunders Street.
6. Discussion and possible action regarding a final plat for 1015 Old Pidcoke Road.
7. Adjourn Meeting

*I hereby attest that the above agenda was posted on this the 28<sup>th</sup> day of January, 2026 by 5:00 p.m. on the official City of Gatesville website, [www.gatesvilletx.com](http://www.gatesvilletx.com) and the official bulletin boards at the Gatesville City Hall, 803 E. Main Street and Gatesville Council Chambers, 110 N. 8th Street, Gatesville, Texas.*

  
\_\_\_\_\_  
Holly Owens, T.R.M.C.  
City Secretary

*The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodation or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or email [howens@gatesvilletx.com](mailto:howens@gatesvilletx.com) for further information.*

PLANNING & ZONING COMMISSION MEETING

JANUARY 5, 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 5:43 P.M. this 5<sup>th</sup> day of January 2026.

2) Quorum Check:

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

City Staff Present: City Secretary Holly Owens, City Manager Brad Hunt and Building Official Miguel Gamez.

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

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 **November 3, 2025**.

John Westbrook motioned to **APPROVE** the minutes dated November 3, 2025, seconded by Yvonne Williams. The motion **PASSED** unanimously, 5-0-0. (Foster Absent)

5) Discussion and possible action regarding a variance request located at 410 Bridge Street.

Loni Jones motioned to **RECOMMEND APPROVAL** to City Council for the requested variance to subdivide the two lots for less than the required 8,000 square foot lots per the zoning ordinance for the property located at 410 Bridge Street; Original Town Gatesville, Block 97, Lot 3 PT, seconded by Yvonne Williams. The motion **PASSED** unanimously, 5-0-0 (Foster Absent).

6) Discussion and possible action regarding a recommendation for Residential Single-Family zoning designation for 209 River Road.

Yvonne Williams motioned to **RECOMMEND** the zoning designation of Residential Single-Family for 209 River Road and request Staff to present the recommendation to City Council, seconded by Wyllis Ament. The motion **PASSED** unanimously, 5-0-0. (Foster Absent).

7) Discussion regarding Article I through Article VI of the Zoning Ordinance Amendments.

No action was taken.

**8) Adjourn Meeting.**

The meeting was **adjourned at 6:11 p.m.**

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Teresa Johnson, Chairman



## PLANNING & ZONING COMMISSION MEMORANDUM

**To: Chairman and Commission**

**From: Holly Owens**

**Agenda Item: Discussion and possible action regarding a zoning change request for 511 Saunders Street.**

**Information:**

Staff received an application to rezone the property located at 511 Saunders Street; Original Town of Gatesville, Block 65, Lot 2, 0.808 Acres. The property is zoned Residential 2-4 Family, and the applicant is requesting Business Commercial.

The future land use Comprehensive Plan shows Business Commercial.

**Financial Impact:**

There is no financial impact.

**Staff Recommendation:**

Staff supports the zoning request.

**Motion:**

Motion to \_\_\_\_\_ the zoning change of Residential 2-4 Family to Business Commercial for  
*(recommend or deny)*

511 Saunders Street and request Staff to present the recommendation to City Council.

**Attachments:**

- Zoning Map
- Application

Surveyor:

**Maples & Associates**

420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76550  
Firm No. 10097700  
Tel (512) 556-2078  
Fax (512) 556-0500



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

Controlling monumentation: Pins and a building corner found for corners on Lot 2A of the Re-Plat of Lot 2, Block 66 of the Original Town of Gatesville, recorded as Doc. No. 300351 of the Official Public Records of Coryell County, Texas; and a one inch O.D. pipe found for a witness to the southeast corner of a 0.567 acre tract of land described in a deed to Cynthia Rae Waxman, recorded as Doc. No. 348731 of said official public records.

LINE	BEARING	DISTANCE
L1	N40°56'26"E	14.03'
L2	N26°52'29"E	23.63'
L3	N0°30'08"W	32.15'
L4	N2°51'34"W	10.06'
L5	N46°59'59"E	17.82'
L6	N52°19'22"E	34.48'
L7	N62°49'53"E	29.50'

**LEGEND**

	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	Calculated Point
	Retaining Wall
	Back of Curb
	Overhead Electric
	Power Pole
	A/C Unit
	Water Meter
	Gas Meter
	Fiberoptic Hand Hole
	Record Calls

**Texan Title Insurance Co.**  
**Commitment No. 25001715**

**LAND TITLE SURVEY**

Being 0.808 acres comprised of all of Lot 2, Block 65 of the Original Town of Gatesville, Texas, and being the same tract of land described in a deed to John Peter Doyle, et al, dated June 28, 2024, recorded as Doc. No. 374504 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 December 24, 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, RPLS  
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Job No. 251211



Carol Dian Mills Trust, et al  
(111.228 acres)  
Doc. No. 334424

approx. centerline of  
**Stillhouse Branch**

**2**  
**0.808 Acres**

John Peter Doyle, et al  
(Lot 2, Block 65)  
Doc. No. 374504

Block 65  
Original Town of Gatesville

**511 Saunders Street**  
**Gatesville, Texas 76528**

frame garage

Single Story  
Rock Masonry  
& Frame Res.

(West 88')  
**S88°30'43"W 88.00'**

**Saunders Street**

Leaird's Furniture, Inc.  
(Part of Block 65)  
Doc. No. 165964  
  
(South 475 links)  
**S01°07'02"E 439.36'**  
426.21'

Casas for All, LLC  
(part of Lot 1, Block 65)  
Doc. No. 374415  
Vol. 145 Page 501

**N01°07'02"W 321.05'**  
(North 475 links)

298.60'

13.15'

13.15'

L7

L9

L5

L4

L3

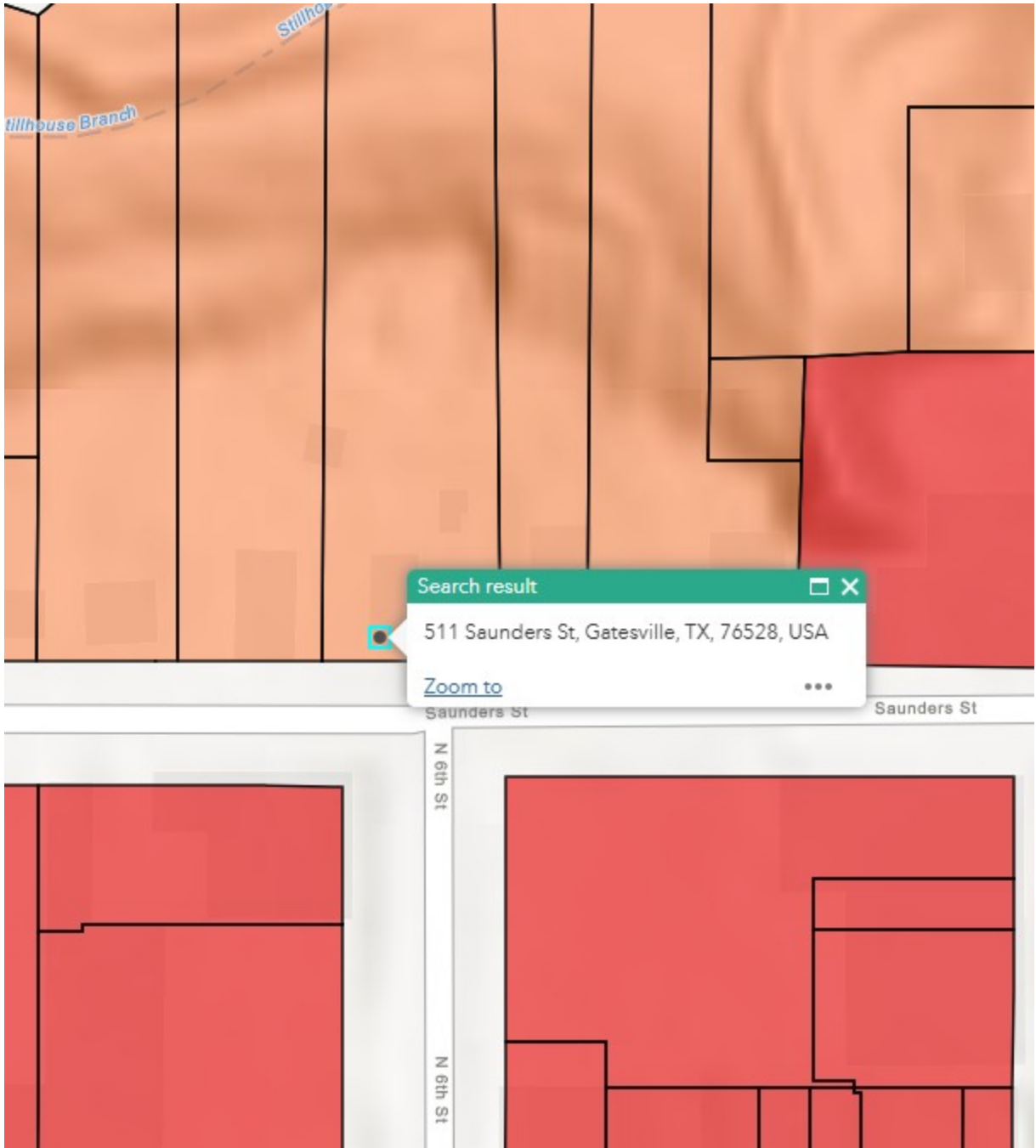
L2

L1

22.45'

3

1





## PLANNING & ZONING COMMISSION MEMORANDUM

**To: Planning & Zoning Commission**  
**From: Holly Owens, Development Services**  
**Agenda Item: Final Plat for 1015 Old Pidcocke Road.**

**Information:**

Trafalgar Homes is requesting a final plat for the property located at 1015 Old Pidcocke Road; William Suggett Survey; Abstract 912, 8.0 Acres.

The preliminary plat was approved in June 2025 followed by a rezoning to Multi-Family. Trafalgar Homes submitted plans for a 44-unit project with 5 buildings as Phase 1 for this project.

**Staff Recommendation:**

Staff recommends approval of the final plat.

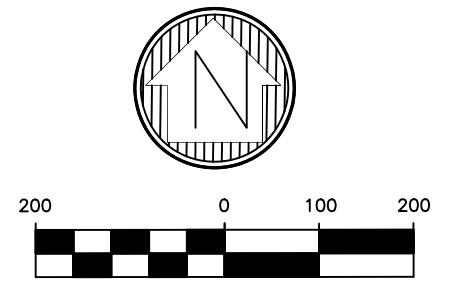
**Motion(s):**

Motion to recommend approval of the final plat for Crescent Townhomes located in the William Suggett Survey, abstract 912 to City Council.

**Attachments:**

- Application
- Survey

# LAND TITLE SURVEY OF 8.00 ACRES OF LAND SITUATED IN THE WILLIAM SUGGETT SURVEY ABST. NO. 912 CORYELL COUNTY, TEXAS



## SURVEYOR'S NOTES

**RECORD ENCUMBRANCES** –Except as specifically stated or shown on the map of survey, this survey does not purport to reflect any of the following which may be applicable to the subject property: building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, septic tank restrictions and any other facts which a current title search may disclose.

**BOUNDARY DIMENSIONS** –Bearings, distances and coordinates shown on this map of survey are grid, GPS derived and are based on The Texas Coordinate System, Central Zone, NAD

**RECORD DOCUMENTS** –Only the record documents noted hereon were provided to or discovered by the undersigned surveyor.

**BOUNDARY RESEARCH** –The undersigned surveyor conducted research of public real property records focused on the boundary of the subject property. No research was conducted for: easements, restrictions, dedications or other record encumbrances.

**PURPOSE OF SURVEY** –This survey represents the results of a Land Title Survey.

**ADJOINING PROPERTIES** –The adjoining properties were not surveyed and are shown hereon for informational purposes only.

**UTILITIES** –All statements within the certification and other references located elsewhere hereon that are related to utilities, easements, servitudes and encroachments are based on visible, aboveground evidence unless otherwise noted. Lacking excavation, the location of underground utilities cannot be accurately known. For definitive answers to questions regarding utilities shown hereon, contact the respective utility companies. Visible utility structures that were observed while conducting this survey may indicate an easement.

**SUBSURFACE CONDITIONS** –No statement is made concerning subsurface conditions or the existence or nonexistence of underground containers of facilities which may affect the use of development of the tract of land. Environmental and subsurface conditions were not examined as a part of this survey.

**ROADWAYS AND DRIVEWAYS** –Roadways or driveways (access ways) shown hereon are as found. The undersigned surveyor does not represent that said roadways or driveways are publicly maintained, nor that an easement or right of way for the use of these access ways benefits the subject property.

**FENCES** –Fences along a boundary line and long standing, should not be moved or removed without consultation with the adjoining property owner. Ownership of the property located between the boundary line and the fence may have been transferred

**COPY OF SURVEY:** Subject to client approval, a copy of this map of survey can be obtained by contacting Rick Shelley at 254 253 0946 or by email at [rickshelley@gmail.com](mailto:rickshelley@gmail.com) or [rickshelley@gmail.com](mailto:rickshelley@gmail.com).

## METES AND BOUNDS

**FIELD NOTE DESCRIPTION** for 8.00 acres of land situated in the William Suggett Survey, Abst. 912, in Coryell County, Texas. Said 8.00 acres of land being out of and a part of the remaining portion of that certain tract of land called to contain 133 acres of land in a deed recorded June 14, 2021 to Krista Ann Moreland of record in Doc. No. 339484, Official Public Records of Coryell County, Texas (OPR). Said 8.00 acre tract of land was surveyed by TEXAS LAND SURVEYORS on April 29, 2025 and is more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod found with a surveyor's cap at the most southerly corner of Lot 4, Block 1 of the Berry Estates, a subdivision of record in Doc. No. 369086, OPR, same being in the common line between said Moreland tract of land and Old Pidcoke Road and being the most easterly corner of this 8.00 acre tract of land;

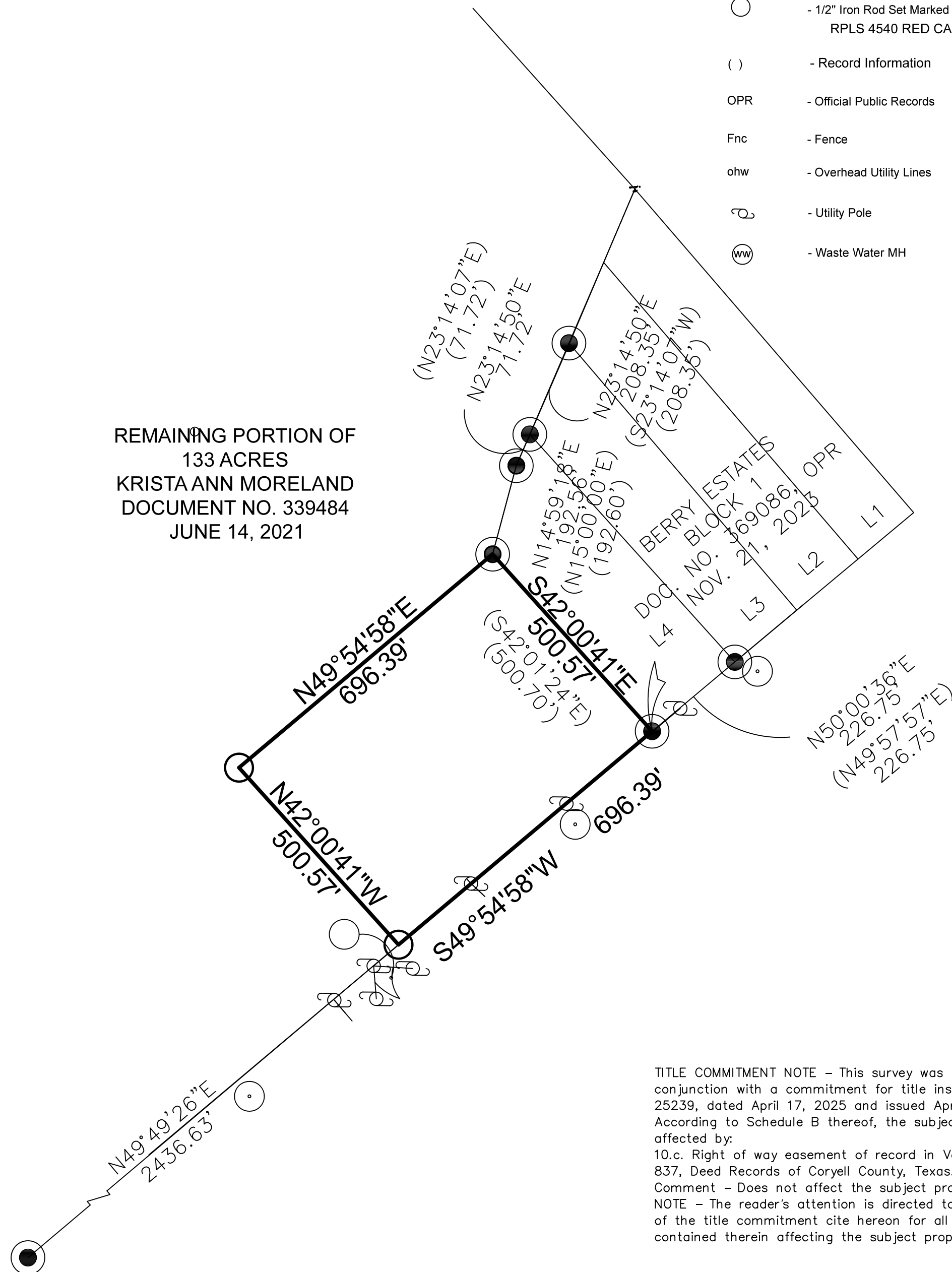
**THENCE** with the common line between said Moreland tract of land and Old Pidcoke Road, same being the southeasterly line of this 8.00 acre tract of land, S 49°54'58" W a distance of 696.39 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set for the most southerly corner of this 8.00 acre tract of land;

**THENCE** crossing said Moreland tract of land for the following three courses:

1. with the southwesterly line of this 8.00 acre tract of land, N 42°00'41" W a distance of 500.57 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set at the most westerly corner of this 8.00 acre tract of land;
2. with the northwesterly line of this 8.00 acre tract of land, N 49°54'58" E a distance of 696.39 feet to an iron rod found with a surveyor's cap found at the most westerly corner of said Lot 4, same being the most northerly corner of this 8.00 acre tract of land;
3. with the common line between said Lot 4 and this 8.00 acre tract of land, S 42°00'41" E a distance of 500.57 feet to the POINT OF BEGINNING.

TEXAS LAND SURVEYORS  
475 CR 4175  
Cranfills Gap, Texas 76637  
[rickshelley@gmail.com](mailto:rickshelley@gmail.com)  
(254) 253 0946  
Firm No. 10194621

REMAINING PORTION OF  
133 ACRES  
KRISTA ANN MORELAND  
DOCUMENT NO. 339484  
JUNE 14, 2021



- - Survey Capped Iron Rod Fnd.
- - 1/2" Iron Rod Set Marked RPLS 4540 RED CAP
- ( ) - Record Information
- OPR - Official Public Records
- Fnc - Fence
- ohw - Overhead Utility Lines
- ⊕ - Utility Pole
- Ⓜ - Waste Water MH

**TITLE COMMITMENT NOTE** – This survey was conducted in conjunction with a commitment for title insurance, 25239, dated April 17, 2025 and issued April 30, 2026. According to Schedule B thereof, the subject property is affected by:  
10.c. Right of way easement of record in Vol. 479, Pg. 837, Deed Records of Coryell County, Texas. Surveyor's Comment – Does not affect the subject property.  
**NOTE** – The reader's attention is directed to a full copy of the title commitment cite hereon for all matters contained therein affecting the subject property.