

PLANNING & ZONING COMMISSION MEETING

JANUARY 06, 2025

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 REGULAR PLANNING & ZONING COMMISSION MEETING AT 5:45 P.M. THIS 6TH DAY OF JANUARY 2025.

2) QUORUM CHECK/COMMISSION PRESENT: Wyllis Ament, John Westbrook, and Teresa Johnson.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Holly Owens and Building Official Miguel Gamez.

OTHERS: Robert Brown, Tom Barnes (Zoom), and Michael Fogel (Zoom).

3) INVOCATION: Councilmember Casey and PLEDGE OF ALLEGIANCE: Led by John Westbrook.

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.

There were no public/citizen comments.

CONSENT:

4) ALL CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING & ZONING COMMISSION AND WILL BE ENACTED BY A SINGLE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A BOARD MEMBER REQUESTS AN ITEM TO BE REMOVED AND CONSIDERED SEPARATELY.

a. May 2024 Minutes

CONSENT AGENDA: Motion by Wyllis Ament, seconded by John Westbrook to approve the Consent Agenda as written. All three voting "Aye", motion passed.

5) CITY MANAGER REPORT

Brad Hunt, City Manager, gave a brief PowerPoint presentation.

6) DISCUSSION AND POSSIBLE ACTION REGARDING A PRELIMINARY PLAT LOCATED ON THE EDWARD NORTON SURVEY; ABSTRACT 782 BEING 5.890 ACRES, GATESVILLE CROSSING.

Teresa Johnson asked how many buildings are on site. Ms. Owens stated there will be 2 buildings for living units.

John Westbrook asked about a turning lane on Highway 36. Mr. Hunt stated there is a middle-turning lane, but it is not a dedicated turning lane.

Mr. Fogel explained that they are already talking to TxDOT regarding the turn and the entrance to the development.

Mr. Barnes explained that the development has received TxDOT approval, but they are still waiting on the official approval.

GATESVILLE CROSSING PRELIMINARY PLAT: Motion by Wyllis Ament, seconded by John Westbrook to approve the preliminary plat for Gatesville Crossing; Block 1, Lot 1. All three voting "Aye", motion passed.

7) DISCUSSION AND POSSIBLE ACTION REGARDING A REPLAT LOCATED O THE THEODORE MERRILL SURVEY; ABSTRACT 711, BEING 5.082 ACRES, PARKVIEW ADDITION.

Mr. Brown was available for questions.

PARKVIEW ADDITION REPLAT: Motion by John Westbrook, seconded by Wyllis Ament to approve the replat for Parkview Addition; Block 1, Lots 1-8. All three voting "Aye", motion passed.

8) DISCUSSION AND POSSIBLE ACTION REGARDING A PRELIMINARY PLAT LOCATED ON THE C CAZANOBA SURVEY; ABSTRACT 150 BEING ON 4.7 ACRES FOR THE WASHBURN III ADDITION AND ZONING DESIGNATION AS RES\_2\_4\_FAMILY.

Teresa Johnson requested clarification of where the duplexes will be built and the surrounding zoning. Ms. Owens clarified the duplexes will be built on the south side of Stillhouse Road and along the west. The zoning to the north is Res\_2\_4\_Family and the zoning to the east is AG\_Suburban\_Homesites. The utility easement down the middle of the property will not allow AG\_Suburban\_Homesites to be built because the setbacks would not be able to be met. The duplexes are an extension of the existing development on the north side of Stillhouse Road and Staff believes this is the best use for this property.

The Commission all agrees they would prefer to see less duplexes and apartments moving forward.

WASHBURN III ADDITION PRELIMINARY PLAT AND ZONING DESIGNATION: Motion by Wyllis Ament, seconded by John Westbrook to approve the preliminary plat for Washburn III Addition and recommend the zoning designation to Res\_2\_4\_Family. All three voting "Aye", motion passed.

9) ADJOURN MEETING.

The meeting was adjourned at 6:43 p.m.

  
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John Clawson, Chairman

  
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Teresa Johnson, Vice-Chairman