

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 8TH STREET, GATESVILLE, TEXAS 76528
JANUARY 06, 2025

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 City Council 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 City Council cannot deliberate or act on items not listed on the meeting agenda.

CONSENT:

4. All consent agenda items are considered routine by the City Council and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.

Page 1

- a. May 2024 Minutes

OTHER BUSINESS:

Page 4

5. City Manager Report

Page 18

6. Discussion and possible action regarding a preliminary plat located on the Edward Norton Survey; Abstract 782 being 5.890 acres, Gatesville Crossing.

Page 23

7. Discussion and possible action regarding a replat located on the Theodore Merrill Survey; Abstract 711, being 5.082 acres, Parkview Addition.

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.
9. Adjourn Meeting (Next scheduled meeting is February 3, 2025.)

I hereby attest that the above agenda was posted on this the 3rd January, 2025 by 5:00 p.m. on the official City of Gatesville website, 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

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 accommodations 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 for further information.

PLANNING AND ZONING COMMISSION

Minutes of Regular Meeting

May 6, 2024, 5:30 P.M.

PERSONS PRESENT: Board Members: Wyllis Ament, John Clawson, John Westbrook, Teresa Johnson, & Charles Ament.

Staff: City Manager Scott Albert and City Secretary Wendy Cole

Public: David Jones of Freese & Nichols, Inc. (FNI), Leo Corona, Joe Patterson, Shelley Herring, Jack Herring, Gary Chumley, Aaron Smith, Greg Casey, Bob Brown, Diana Barnett, Chance Taylor, Barbara Burrow, Kristi Roberts, and Bryce Barnett

Resigned P & Z Commission, Place 7 as of April 25, 2024 : Bob Brown (sitting in audience)

Chairperson, John Clawson: Called the Workshop to order at 5:41 p.m. on the 6th day of May, 2024.

Discussion regarding Ordinance 2024-02, an Ordinance amending “The City’s Zoning Ordinance by amending Table IV “Uniform Height and Area Regulations” by amending various sections of Section 11 “Zoning District Descriptions” to clarify the applicability of Table IV, and by amending Section 13 “Administration and Enforcement” by adding a new section 13-7 “Conflicts Between Tables and Code Text”.

City Manager Albert provided two charts to the P & Z Commission:

1. The multi colored chart showing the table that staff currently follows regarding area regulations for the City of Gatesville.
2. The chart showing the table with lettering in red depicting the proposed changes.

City Manager Albert introduced David Jones of Freese & Nichols inc. who discussed the proposed amendments to Table IV of Regulations and the three options for consideration that were discussed at the last P & Z Meeting:

Proposed Amendment:

1. Change building area (“Bldg. Area”) requirements for the Residential Single Family, Residential Two-Four Family, and Manufactured Home Districts to a minimum dwelling size of 1,200 square feet, and Agricultural and Suburban Homesites District to a minimum of 1,600 square feet,
 - Correct Language to reflect requirements in line with code, and
 - Clean up formatting.
2. Ensure Table IV is properly referenced and enforceable.
3. Clarify that the text of the ordinance shall govern over the tables.

Options for Consideration:

1. Revise the title “Bldg. Area” to “Buildable Area” and define.
2. Eliminate the “Bldg. Area” column (in the current table) and exclude “Minimum Dwelling Size” (in the proposed table).
3. As presented, with the “Bldg. Area” column (in the current table) changed to “Minimum Dwelling Size” and the minimum structure size as shown.

Lot size/area & minimum size of structure (including area that was under roof) was further discussed and compared with surrounding communities.

Citizens that commented during the workshop:

Joe Patterson: Agrees that this revision needs to happen as clarity is needed to remove confusion. Thinks dwelling size needs to be discussed as 1200 square foot is too big for Gatesville. Prefers Option 2.

Bryce Barnett: Stated that he works in residential construction in Temple and that the 3750 Building Area comes from a 7500 square foot lot size which is 50% of the lot size. Suggested implementing this rationale for all the existing smaller lot sizes in town that builders want to build on but are currently unable to do so. Setbacks would of course have to be adhered to. Lot restrictions for new developments could be implemented with different regulations.

Shelley Herring: Prefers Option 2 and also agrees with Mr. Barnett regarding the already existing lots with a lot of them being 5,000 square feet which is way below the current 8,000 square foot minimum requirement. As a realtor and builder, Ms. Herring said that she has had many people in the Gatesville area asking for small lots and small houses with many of them qualifying for VA and FHA loans. These small lots need to be filled up with nice, small affordable homes. Thinks dwelling size needs to be reviewed as 1200 square foot is too big for Gatesville.

Jack Herring: Discussed building small houses and thinks it would be a great advantage to the City to allow the small lots to be utilized instead of empty lots sitting there needing to be constantly needing to be cleaned up and maintained. It makes sense to allow small houses to be built into the already existing small lots as it would generate more tax dollars into Gatesville.

Chance Taylor: Noticed that the minimum size for a 2-4 Family lot area is 6,000 square feet and the majority of the 2-4 residences built in Gatesville have been 2,400 square foot buildings. Thinks the Residential Single family lot size needs to be a lot smaller.

Leo Corona: As a resident (409 State School Rd) prefers Option 2 for future homesteaders.

Wyllis: Mentioned that ultimately the entire 30- year Zoning Ordinance needs to be re-written and staff could form a committee that would include input from the community, realtors, and builders.

Scott Albert: Stated that staff is currently seeking grant funds to re-write the whole 1995 Zoning Ordinance but this proposed ordinance amendment is currently needed for a temporary solution.

Chairperson Clawson thanked all the people that came to the workshop and spoke to the P & Z Commissioners and mentioned that there are two (2) vacancies on the Commission if anyone would be interested in serving.

John C: Adjourned Workshop at 6:12 p.m.

John C: Called Regular Planning & Zoning Commission Meeting to order at 6:12 p.m.-----

Announcement of Quorum

Hear Visitors/Citizens Forum: John: “At this time, any person with business before the Commission not scheduled on the agenda may speak to the Commission for a maximum of three (3) minutes. No formal action can be taken on these items at this meeting.” Visitors present were only concerned with an agenda item.

Discussion and possible action regarding approval of Minutes from the Planning & Zoning Commission Meeting held on April 22, 2024. John W. made a motion to approve, Teresa seconded, all in favor; motion passed.

Discussion and possible recommendation regarding Ordinance No. 2024-02, an Ordinance amending “The City’s Zoning Ordinance” by amending Table IV “Uniform Height and Area Regulations”: by amending various sections of Section 11 “Zoning District Descriptions” to clarify the applicability of Table IV, and by amending Section 13 “Administration and Enforcement” by adding a new section 13-7 “Conflicts Between Tables and Code Text.”

There was a brief discussion regarding the dwelling size of 1200 square foot minimum, possibly too large for houses in Gatesville and that smaller houses is what is more desirable in our community.

Following the discussion Charles made the motion to recommend deletion of the Bldg. Area column on the “Table IV Uniform Height and Area Regulations” table, John W. seconded, all in favor. Motion carried.

Wyllis made the motion to recommend revising the zoning ordinance to ensure Table IV is properly referenced in the Table of Contents and is enforceable, Charles seconded, all in favor. Motion carried.

John W. made the motion to recommend adding Section 13-7 to the City’s Zoning Ordinance to clarify that the text of the ordinance shall govern if there is conflict between a table and the text of the ordinance, Teresa seconded, all in favor. Motion carried.

Adjourned meeting at 6:21 p.m. this 6th day of May, 2024.

John Clawson, CHAIRPERSON

Teresa Johnson, VICE CHAIRPERSON

City Manager Report Planning & Zoning Commission

January 6, 2025



Introductions

- City Manager Brad Hunt
- City Secretary Holly Owens
- P&Z Members

Current Topics

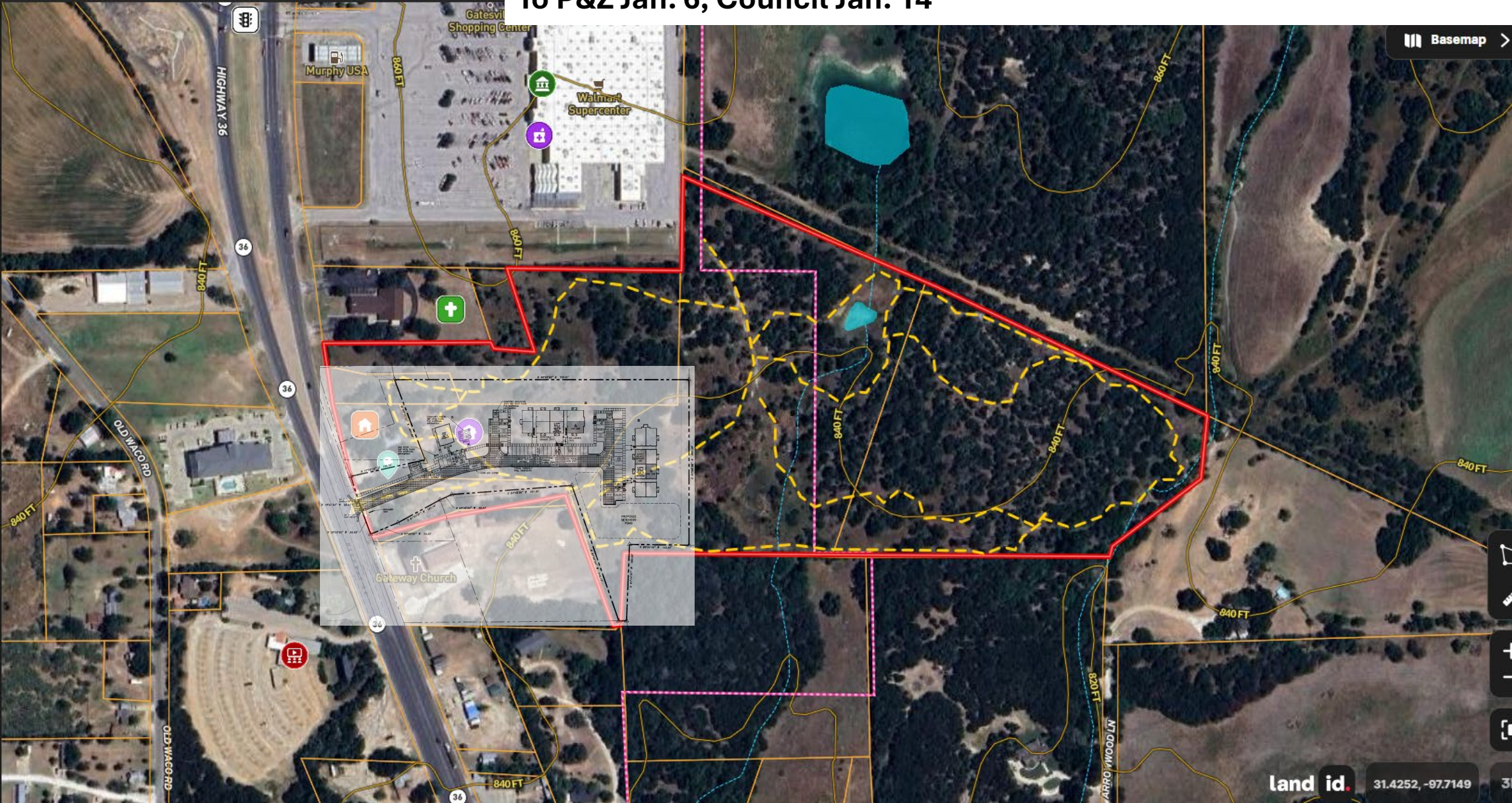
- Managing Growth
 - Facebook assumption that the city builds things
 - Smart management to ensure we attract the type of residential and commercial entities that improve the Gatesville quality of life, meet our goals as outlined in the Comprehensive Plan
- Infrastructure & Development Interest, General
 - Historic “no” for any developers south of Walmart
 - We are finding ways to say “yes,” analyzing and addressing our wastewater, water, and roadway needs
 - Retail Coach & recruiting vs. cold calls and interest
- Gatesville Crossing
 - Interest since mid-2023
 - Wastewater capacity has been the holdup; we are now moving forward with a \$200,000 plan to increase capacity on SH 36 by the end of Spring 2025
- Parkview Addition
- Washburn III Addition

Trinity Housing – “Gatesville Crossing”

To P&Z Jan. 6, Council Jan. 14

Watts - 35+/- Acres Hwy 36

- Map legend
- Soil Report
- View Tutorial



Contact

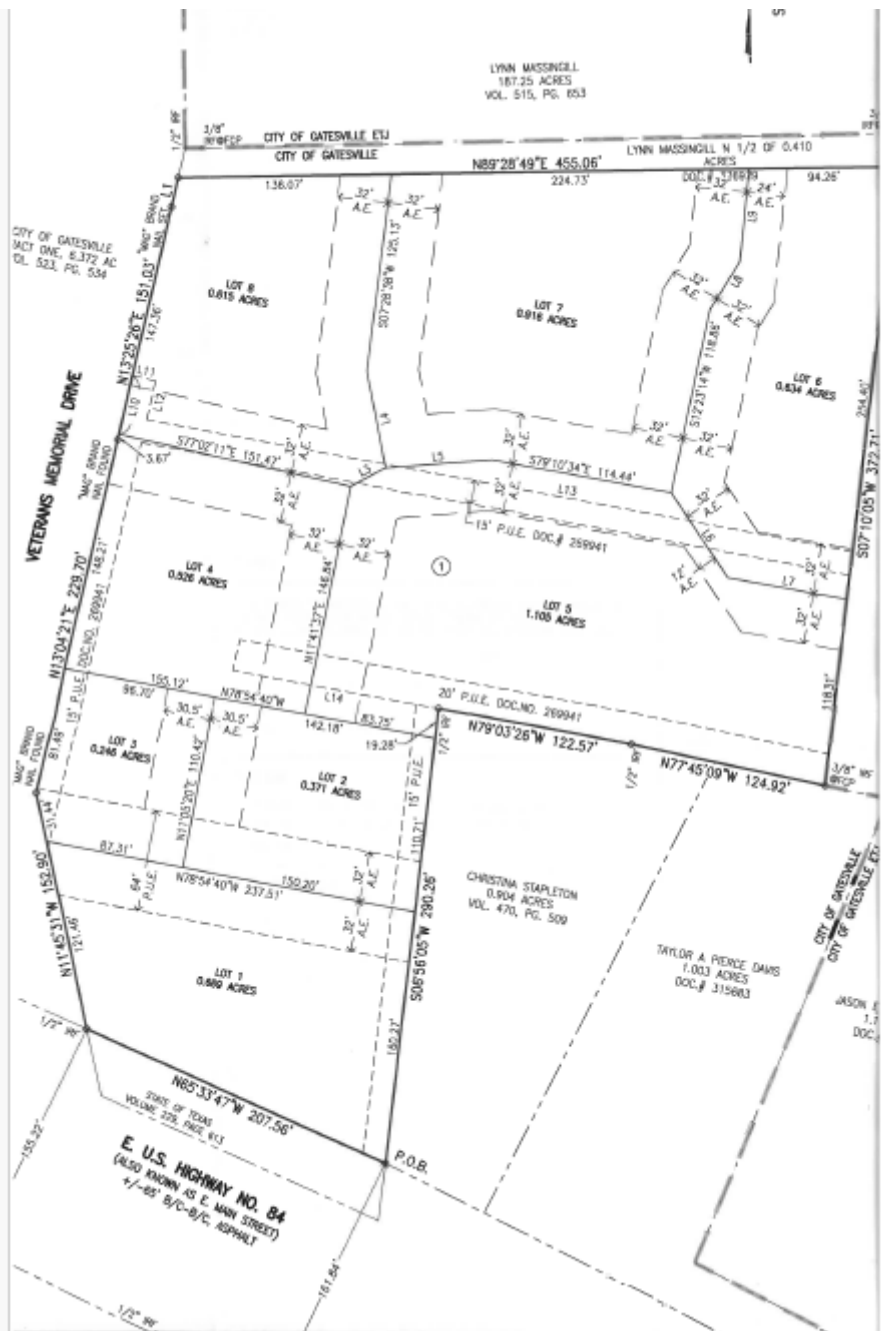
Kim Hill
254-277-1820
[Email Us](#)
[Visit Our Website](#)



land id. 31.4252, -97.7149 3D

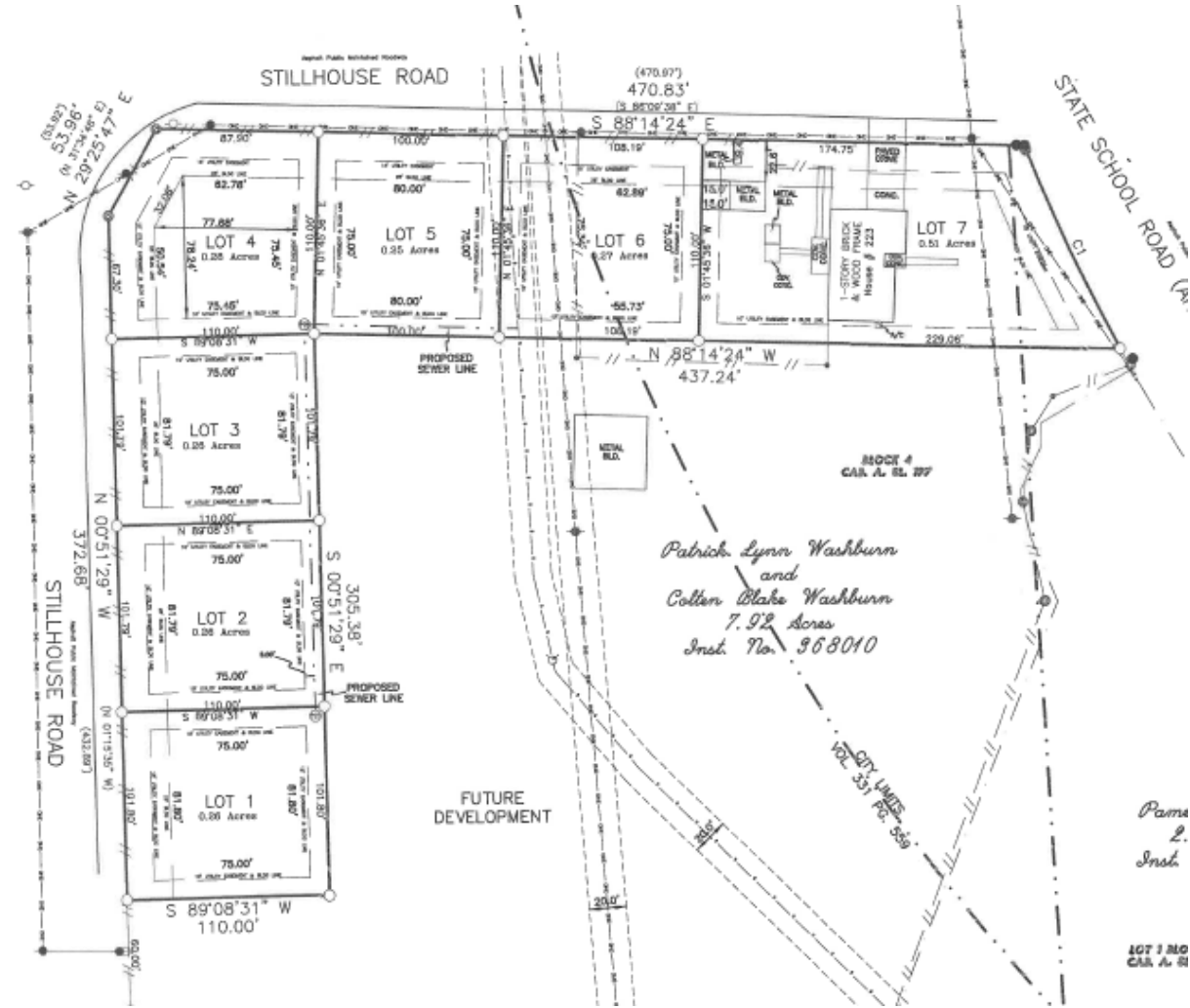
Duplex/8-plex additions near park

To P&Z Jan. 6, Council Jan. 14

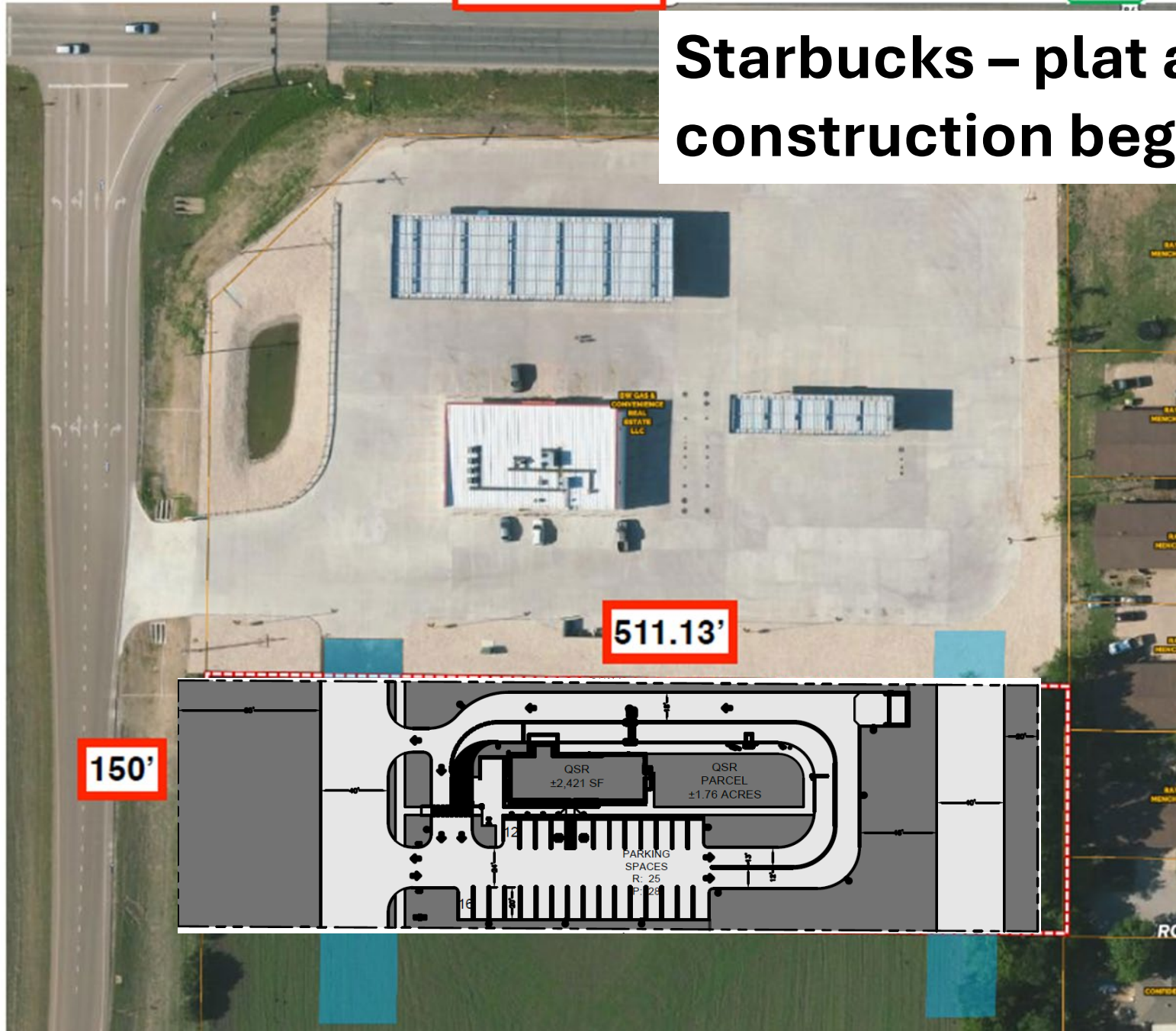


Washburn III duplex additions

To P&Z Jan. 6, Council Jan. 14



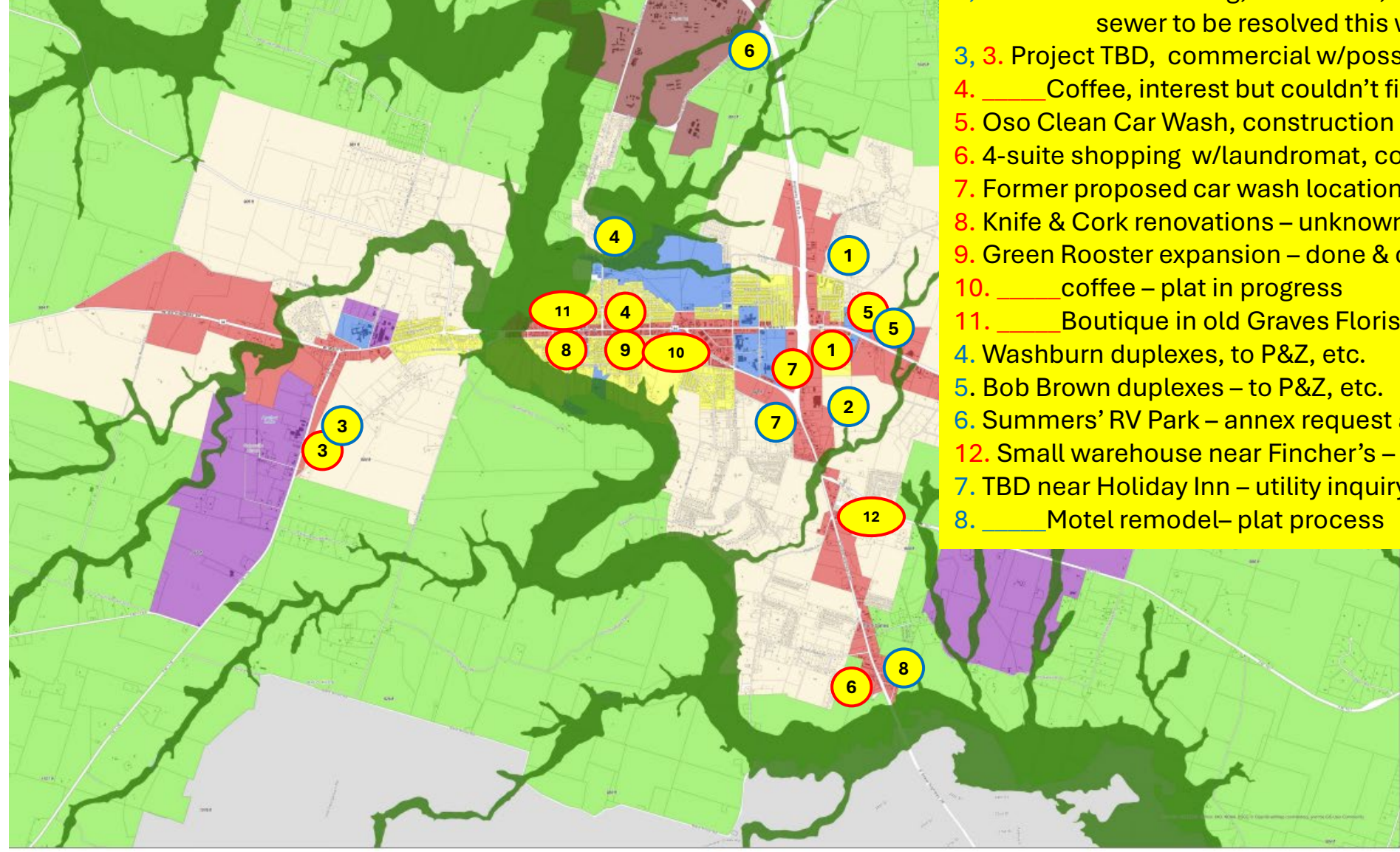
Starbucks – plat approved & construction begins Jan. 2025



Future Development

- City Manager & City Secretary have been working to coordinate our efforts, tracking, and planning for future development
- The current/recent/future developments tracked on the following slides occurred via contacts initiated by the interested parties.
- We have been busy, and we expect this to continue, especially once word gets out that we are open to development proposals in the Ft. Gates / SH 36 area.

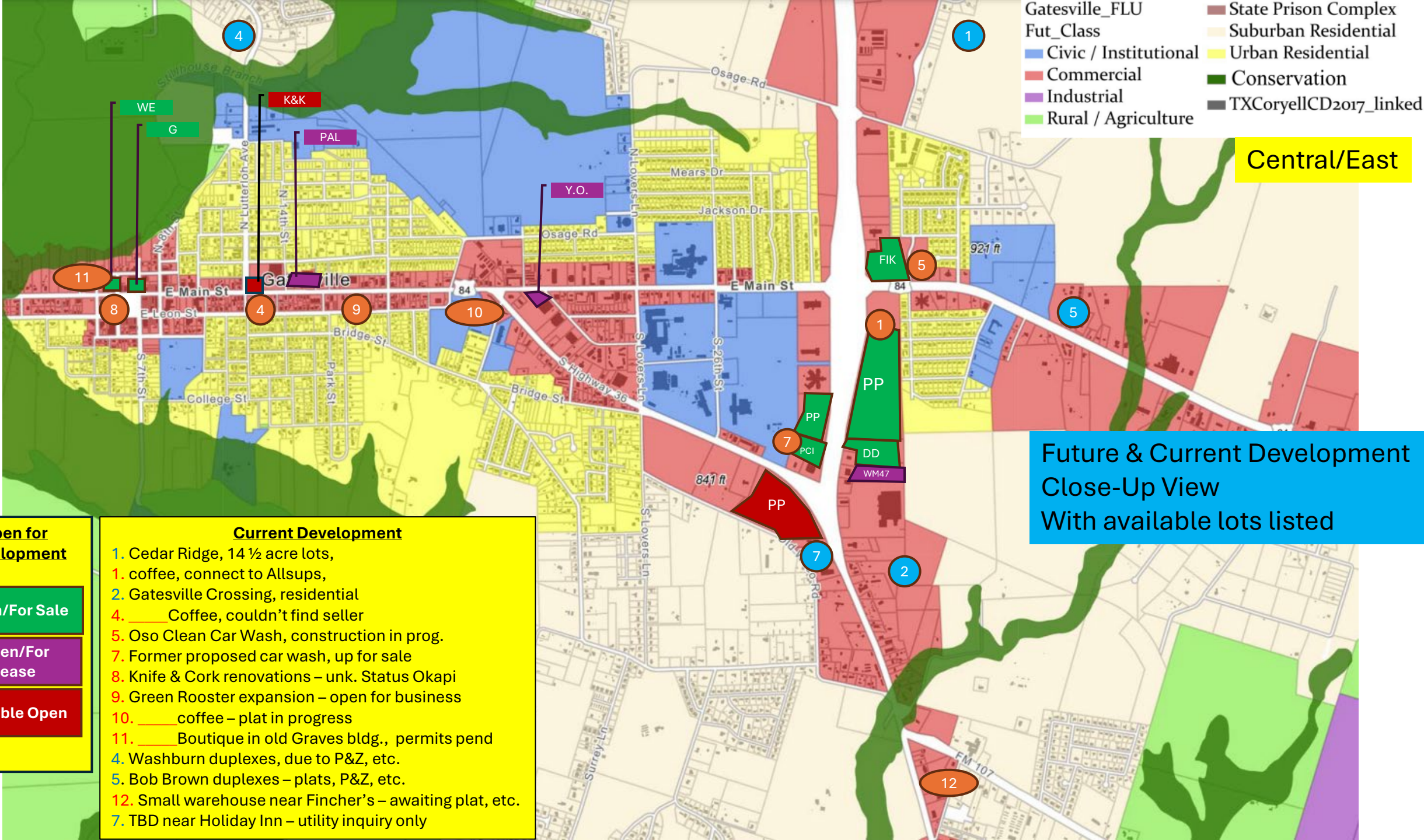
Future & Current Development City-Wide View



1. Cedar Ridge, 14 ½ acre lots, platted & need annex
1. Starbucks, connect to Allsup's, plat approved
- 2, 2. Gatesville Crossing, residential, sewer to be resolved this winter, plat in progress
- 3, 3. Project TBD, commercial w/possible residential,
4. ____ Coffee, interest but couldn't find seller by HEB
5. Oso Clean Car Wash, construction in progress
6. 4-suite shopping w/laundromat, construction in progress
7. Former proposed car wash location, now up for sale
8. Knife & Cork renovations – unknown status with “Okapi”
9. Green Rooster expansion – done & open for business
10. ____ coffee – plat in progress
11. ____ Boutique in old Graves Florist Bldg. – permits pend
4. Washburn duplexes, to P&Z, etc.
5. Bob Brown duplexes – to P&Z, etc.
6. Summers' RV Park – annex request at council now
12. Small warehouse near Fincher's – awaiting plat, etc.
7. TBD near Holiday Inn – utility inquiry only
8. ____ Motel remodel– plat process

Gatesville_FLU Fut_Class
 State Prison Complex
 Suburban Residential
 Civic / Institutional
 Urban Residential
 Commercial
 Conservation
 Industrial
 TXCoryellCD2017_linked
 Rural / Agriculture

Future Land Use Map



Gatesville_FLU
 Fut_Class
 State Prison Complex
 Suburban Residential
 Urban Residential
 Civic / Institutional
 Commercial
 Conservation
 Industrial
 TXCoryellCD2017_linked
 Rural / Agriculture

Central/East

Future & Current Development
 Close-Up View
 With available lots listed

Open for Development

Open/For Sale

Open/For Lease

Possible Open

- Current Development**
1. Cedar Ridge, 14 1/2 acre lots,
 1. coffee, connect to Allsup's,
 2. Gatesville Crossing, residential
 4. ____ Coffee, couldn't find seller
 5. Oso Clean Car Wash, construction in prog.
 7. Former proposed car wash, up for sale
 8. Knife & Cork renovations – unk. Status Okapi
 9. Green Rooster expansion – open for business
 10. ____ coffee – plat in progress
 11. ____ Boutique in old Graves bldg., permits pend
 4. Washburn duplexes, due to P&Z, etc.
 5. Bob Brown duplexes – plats, P&Z, etc.
 12. Small warehouse near Fincher's – awaiting plat, etc.
 7. TBD near Holiday Inn – utility inquiry only

Cedar Ridge Estates

1st 3 plats received Dec 2024



Map legend

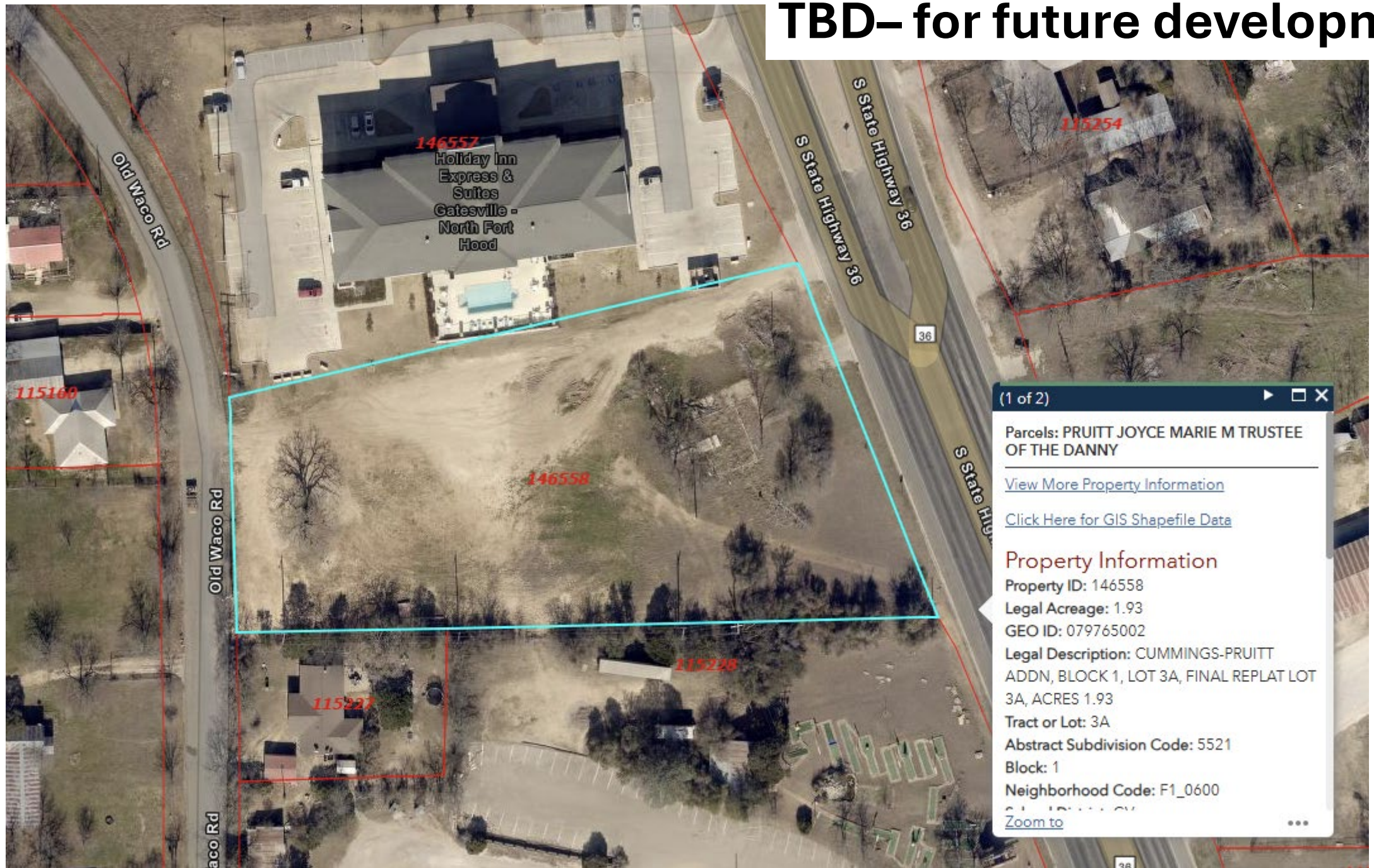
Soil Report

View Tutorial



Contact

TBD- for future development



- Map legend
- Soil Report
- Documents
- View Tutorial



Contact

Kim Hill
254-277-1820
[Email Us](#)
[Visit Our Website](#)





Agenda Item # 6

PLANNING & ZONING MEMORANDUM

Date: January 6, 2025

To: Planning and Zoning Commission

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a preliminary plat located on the Edward Norton Survey; Abstract 782 being 5.890 acres, Gatesville Crossing.

Information:

Gatesville Crossing Development Proposal Overview

- Applicant: Carlson Consulting and Trinity Housing Development
- Project Type: Apartment Complex Development
- Location: 2909 S Hwy 36

Proposed Project Components:

1. Leasing Office: 1,865 sq. ft.
2. Apartment Buildings:
 - Two-story buildings
 - 16 units per building (32 total units)
3. Mail Kiosk
4. Community Garden
5. Detention Pond
6. Dumpster Enclosure

Zoning and Ordinance Compliance:

- The proposed development complies with all zoning requirements and the subdivision ordinance (Ordinance 2024-11), except for the submission of a street lighting layout, which is a condition to be fulfilled by the applicant.

Infrastructure Considerations:

- Wastewater Project: Authorized by City Manager Brad Hunt, the development will be supported by a wastewater re-routing project. This will involve redirecting the wastewater line to another lift station, which will optimize the capacity on the existing SH 36 lift station, ensuring sufficient capacity for the new development.

Next Steps:

- Submit street lighting layout as required.
- Final approval by City Council of the plat, infrastructure, and wastewater plan. The final plat is scheduled to be heard at the January 28th City Council meeting.
- Proceed with necessary permits and site preparation.

Financial Impact:

There is no financial impact to the City of Gatesville. However, the development once completed will bring in revenue from property tax.

Motion:

I move to approve the preliminary plat for Gatesville Crossing; Block 1, Lot 1 and the Gatesville Crossing Apartment Complex Development.

Attachments:

- Site Plan
- Coryell County appraisal map
- Application

Staff Contacts:

Holly Owens, City Secretary, howens@gatesvilletx.com



PLATTING APPLICATION

An application is hereby made to the City of Gatesville Planning & Zoning Commission and City Council for the following platting process:

Preliminary Plat
 Final Plat
 Amended Plat
 Re-plat

Civil Engineer: Carlson Consulting
 Project Manager: Tom Barnes
 Phone: (901) 384-0404 Ext. 143
 Address: 7068 LedgeStone Commons,
 Bartlett, TN 38133
 Email: tombarnes@carlsonconsulting.net

APPLICANT INFORMATION

point of contact:
Michael Fogel

Applicant Name: Gatesville Crossing, LP
Phone: (713) 409-0211

Address: 3556 S. Culpepper Circle, Suite 4, Springfield, MO 65804
Email: mfogel@trinityhousingdevelopment.com

Owner Name: Gatesville Crossing, LP
Phone: (417) 882-1701

Address: 3556 S. Culpepper Circle, Suite 4, Springfield, MO 65804
Email: mfogel@trinityhousingdevelopment.com

This application shall only take into consideration documentation submitted with the original application. Any documentation to be considered in lieu of the original submission shall be sent to the Planning Director with a minimum of 10 business days prior to any scheduled public meeting. Once a completion audit is passed, the application shall be scheduled for P&Z and/or City Council consideration, as needed. All communications hereafter, regarding this application, shall be made via the email address or phone number provided by the applicant.

The undersigned hereby acknowledges the requirements of the City's Subdivision Ordinance, Zoning Codes, this Platting Application and all other Development Standards and ensures this application and all associated documentation is in full compliance with all applicable regulations; non-compliance shall be grounds for disapproval. Furthermore, the undersigned hereby acknowledges that incomplete application submissions shall be voided and may result in a forfeiture of any fees paid. The undersigned requests consideration by the City of Gatesville, Texas of the above-identified platting process.

Signature of Applicant:  **Date:** 11/14/24
Signature of Owner: _____ **Date:** _____
 (if different from applicant)

FOR INTERNAL USE ONLY

CURRENT PROPERTY DESCRIPTION

Current Street Address: 2909 S Hwy 36
 Name of proposed subdivision: Gatesville Crossing Number of Lots: 2
 Total Acre: 1 Original Survey: Edward Norton A-782
 Legal Description: Gatesville Crossing; Block 1, Lot 1

ZONING

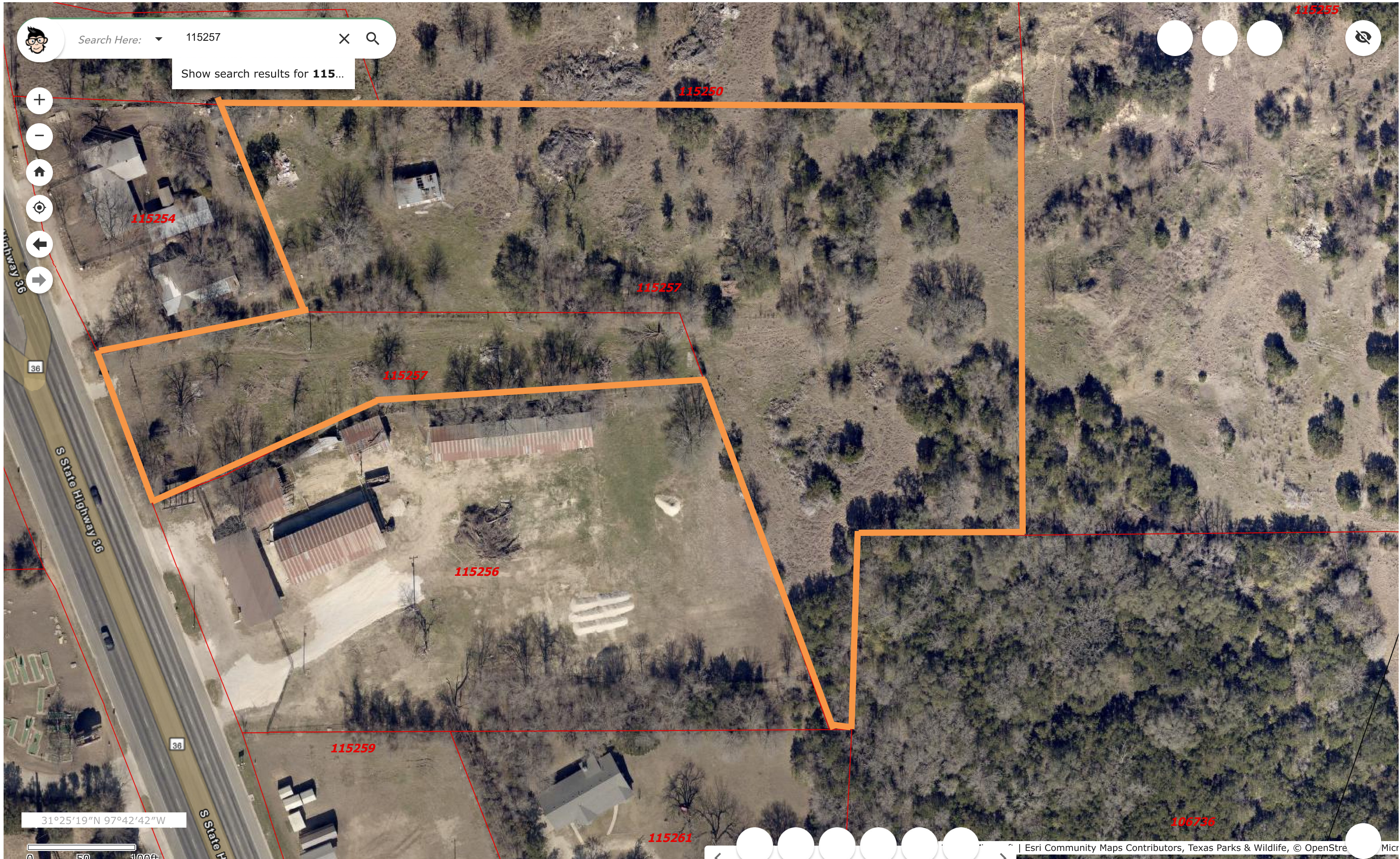
Current Zoning: Bus/Comm Proposed Use: Apartment Complex
 Zoning Compliance: PASS FAIL Staff Reviewer: Howens

UTILITIES

Existing Utilities Available: Water Sewer Electric Gas
 Water Provider: Gatesville Sewer Provider: _____
 Electric Provider: TNMP Gas Provider: Atmos

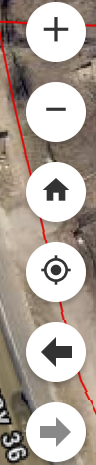
ADMINISTRATIVE

Date Application Received: 11/14/24 Received By: Howens
 Application Fee Amount: 250.00 Received By: Howens Date Fee Received: 11/18/24
 Completion Audit: PASS FAIL Staff Reviewer: Howens CA Date: 1/28/24
 P&Z Date: 1/6/24 Planning Director: Howens



Search Here: 115257

Show search results for 115...



31°25'19"N 97°42'42"W
0 50 100ft



Agenda Item # 7

PLANNING & ZONING MEMORANDUM

Date: January 6, 2025

To: Planning and Zoning Commission

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a replat located on the Theodore Merrill Survey; Abstract 711, being 5.082 acres, Parkview Addition.

Information:

Parkview Addition Development Proposal Overview

- Applicant: Robert Brown
- Project Type:
 1. Lot 1 – two duplexes and one 8-plex
 2. Lot 2 – one 8-plex
 3. Lot 3 – office to serve the multi-family units
 4. Lots 4-8 are currently developed
- Location: 102-114 Park Lane

Zoning and Ordinance Compliance:

- The proposed development complies with all zoning requirements under Business Commercial.

Infrastructure Considerations:

- Water and sewer are available to the development.

Next Steps:

- Final approval by City Council of the replat, infrastructure, and wastewater plan. The replat is scheduled to be heard at the January 28th City Council meeting.
- Proceed with necessary permits and site preparation.

Financial Impact:

There is no financial impact to the City of Gatesville. However, the development once completed will bring in revenue from property tax.

Motion:

I move to approve the replat for Parkview Addition; Block 1, Lot(s) 1-8 and the proposed development for duplexes and 8-plexes.

Attachments:

- Coryell County appraisal map
- Application

- Site Plan

Staff Contacts:

Holly Owens, City Secretary, howens@gatesvilletx.com



PLATTING APPLICATION

An application is hereby made to the City of Gatesville Planning & Zoning Commission and City Council for the following platting process:

Preliminary Plat Final Plat Amended Plat Re-plat

APPLICANT INFORMATION

Applicant Name: Anita Jackson
Phone: 254-773-2400 EXT. 112

Address: 301 N. 3rd Street Temple, TX 76501
Email: ajackson@turley-inc.com

Owner Name: Robert J. Brown
Phone: 254-223-8888

Address: 104 Park Ln Gatesville, TX 76528
Email: rjbcc@msn.com

This application shall only take into consideration documentation submitted with the original application. Any documentation to be considered in lieu of the original submission shall be sent to the Planning Director with a minimum of 10 business days prior to any scheduled public meeting. Once a completion audit is passed, the application shall be scheduled for P&Z and/or City Council consideration, as needed. All communications hereafter, regarding this application, shall be made via the email address or phone number provided by the applicant.

The undersigned hereby acknowledges the requirements of the City's Subdivision Ordinance, Zoning Codes, this Platting Application and all other Development Standards and ensures this application and all associated documentation is in full compliance with all applicable regulations; non-compliance shall be grounds for disapproval. Furthermore, the undersigned hereby acknowledges that incomplete application submissions shall be voided and may result in a forfeiture of any fees paid. The undersigned requests consideration by the City of Gatesville, Texas of the above-identified platting process.

Signature of Applicant: Anita Jackson **Date:** 12/11/2024
Signature of Owner: Robert Brown **Date:** 12/11/2024
(If different from applicant)

FOR INTERNAL USE ONLY

Replat

CURRENT PROPERTY DESCRIPTION

Current Street Address: 102-114 Park Lane
Name of proposed subdivision: Parkview Add Number of Lots: 8
Total Acres: 5.086 Original Survey: Theodore Merrill
Legal Description: Parkview Add; Block 1, Lot 1

ZONING

Current Zoning: Bus Comm Proposed Use: _____
Zoning Compliance: PASS FAIL Staff Reviewer: Houston

UTILITIES

Existing Utilities Available: Water Sewer Electric Gas
Water Provider: Gatesville Sewer Provider: Gatesville
Electric Provider: TAMP Gas Provider: Atmos

ADMINISTRATIVE

Date Application Received: 12/13/24 Received By: K Cole
Application Fee Amount: 274.00 Received By: K Cole Date Fee Received: 12/13/24
Completion Audit: PASS FAIL Staff Reviewer: _____ C. A. Date: _____
P&Z Date: 1/6/25 Planning Director: _____

TURLEY ASSOCIATES, INC.

301 N. Third Street
TEMPLE, TEXAS 76501
Firm Registration No. F-1658
Email: vdturley@aol.com

Phone (254) 773-2400
Fax (254) 773-3998

LETTER OF TRANSMITTAL

DATE 12/13/24 JOB NO 23-3036

ATTENTION Holly Owens

RE Parkview Addition
Replat No 1

TO City of Anteville
803E. Main St
Anteville TX 76528

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			Final Plat
1			Application
1			Check for fees #10442 \$274.00

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

SIGNED: Kelsey Cole

LYNN MASSINGILL
178.02 ACRES
VOL. 515, PG. 653

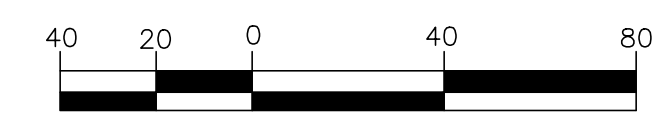
LYNN MASSINGILL
0.410 ACRES
DOC. NO. 2694929

CITY OF GATESVILLE
5.04 ACRES
VOL. 523, PG. 534

BRIAN & SHEILA ROWE
2.85 ACRES
DOC. # 240873

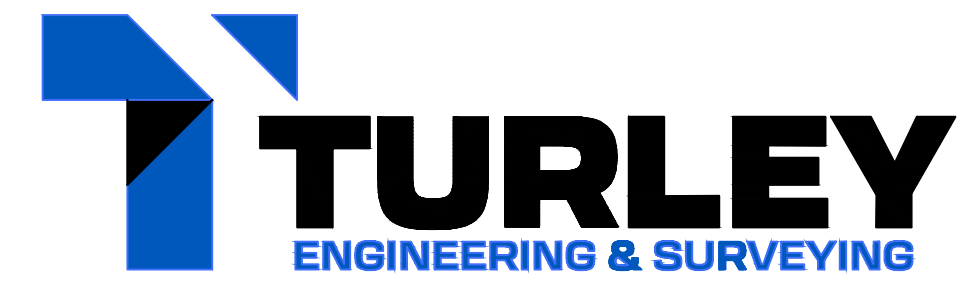
CHRISTINA STAPLETON
0.904 ACRES
VOL. 470, PG. 509

TAYLOR A PIERCE
1.003 ACRES
DOC. # 315683



REVISIONS	DATE	DESCRIPTION	DFTR.

TURLEY ASSOCIATES INC.
WWW.TURLEY-INC.COM
254-773-2400
301 N. 3RD ST.
TEMPLE, TEXAS 76501
ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10194869



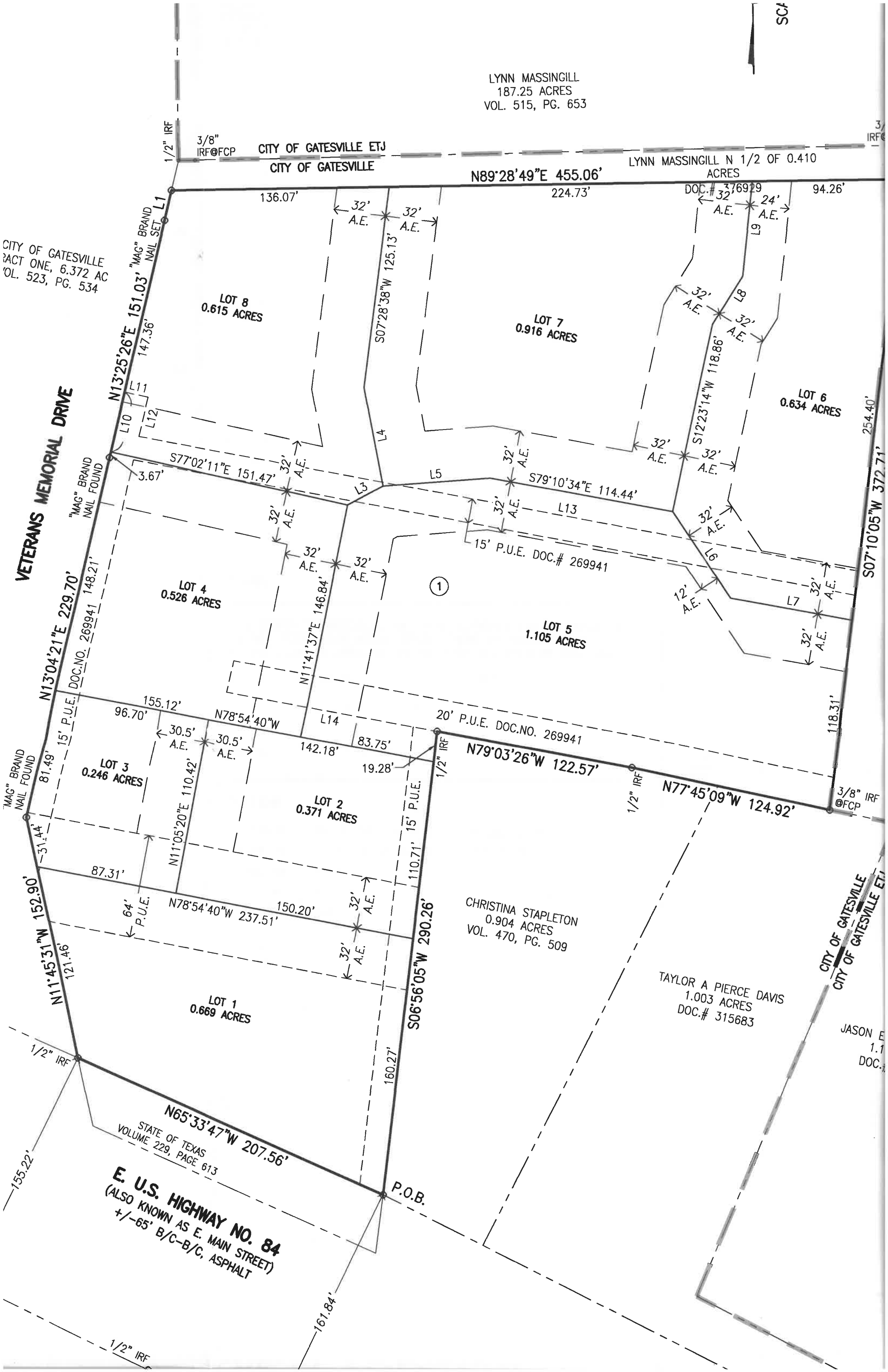
DRAFTSMAN: LJC
DESIGNER: RD
ENGINEER: _____
DATE: _____
THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF WILLIAM F. SISCO, PE (#123121) ON DECEMBER 9, 2024 FOR THE PURPOSE OF PRELIMINARY REVIEW AND SHALL BE USED FOR NO OTHER PURPOSE.

PROJECT: PARKVIEW ADDITION
TITLE: LOT LAYOUT WITH IMPROVEMENTS
FILE NAME: 23-3036 Lot Line Exhibit.dwg
REF. DWG(S):

JOB# 23-3036
PAGE# 00

LYNN MASSINGILL
187.25 ACRES
VOL. 515, PG. 653

SCA



CITY OF GATESVILLE
TRACT ONE, 6.372 AC
VOL. 523, PG. 534

VETERANS MEMORIAL DRIVE

"MAG" BRAND
NAIL FOUND

"MAG" BRAND
NAIL FOUND

1/2" IRF

155.22'

1/2" IRF

STATE OF TEXAS
VOLUME 229, PAGE 613

E. U.S. HIGHWAY NO. 84
(ALSO KNOWN AS E. MAIN STREET)
+/- 65' B/C-B/C, ASPHALT

161.84'

CITY OF GATESVILLE ETJ
CITY OF GATESVILLE

3/8" IRF@FCP

136.07'

LOT 8
0.615 ACRES

LOT 4
0.526 ACRES

LOT 3
0.246 ACRES

LOT 2
0.371 ACRES

LOT 1
0.669 ACRES

LOT 7
0.916 ACRES

LOT 5
1.105 ACRES

LOT 6
0.634 ACRES

CHRISTINA STAPLETON
0.904 ACRES
VOL. 470, PG. 509

TAYLOR A PIERCE DAVIS
1.003 ACRES
DOC.# 315683

JASON E.
1.1
DOC.#

CITY OF GATESVILLE
CITY OF GATESVILLE ETJ

LYNN MASSINGILL N 1/2 OF 0.410 ACRES

N89°28'49"E 455.06'

N13°25'26"E 151.03'
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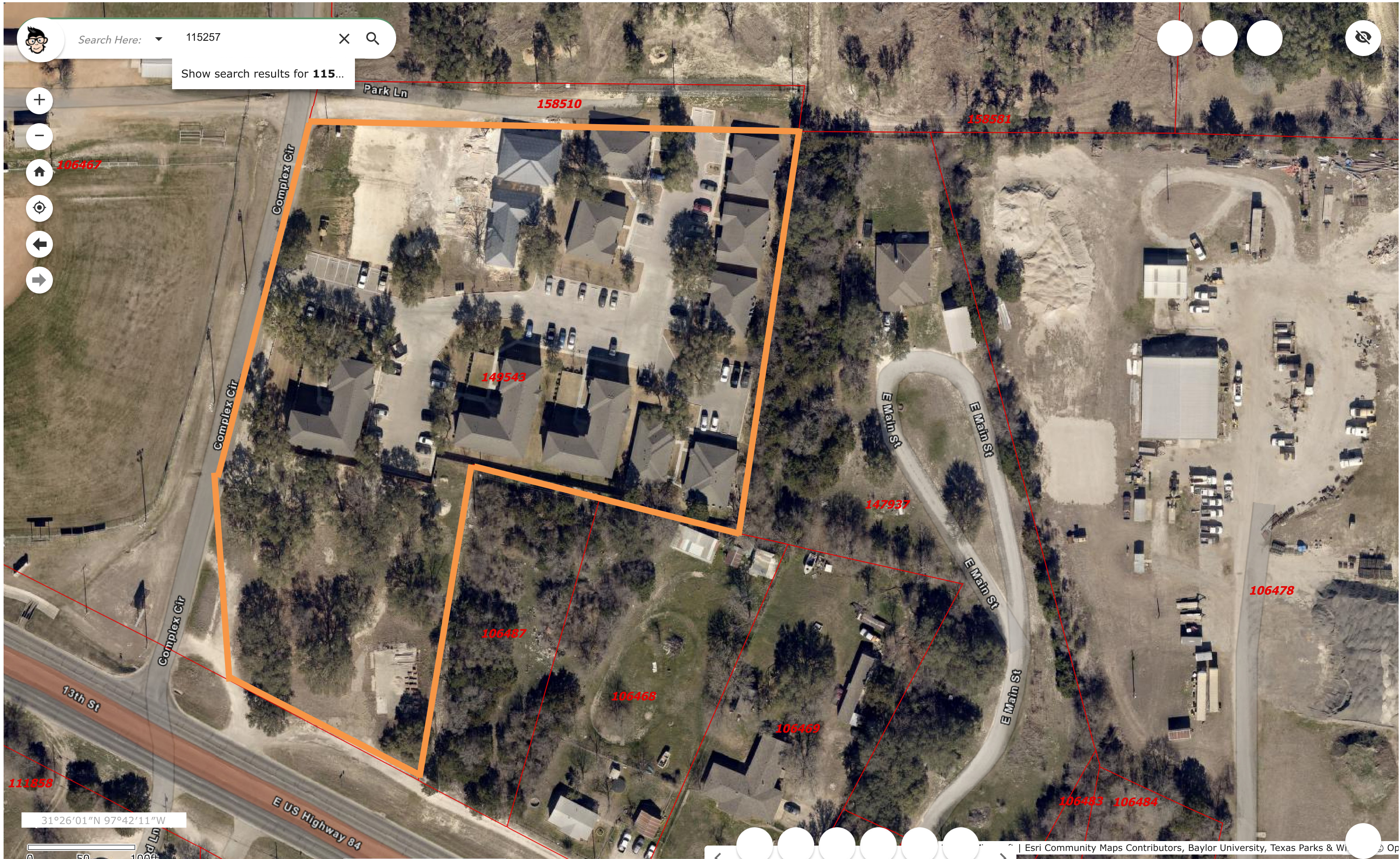
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Search Here: 115257



Show search results for 115...



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Park Ln

158510

158581

Complex Cir

149543

Complex Cir

147937

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E Main St

Complex Cir

106487

E Main St

106478

13th St

106468

E Main St

111898

106469

E US Highway 84

106483 106484

31°26'01"N 97°42'11"W

0 50 100ft

Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife



Agenda Item # 8

PLANNING & ZONING MEMORANDUM

Date: January 6, 2025

To: Planning and Zoning Commission

From: Holly Owens, City Secretary

Agenda Item: 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.

Information:

Gatesville Crossing Development Proposal Overview

- Applicant: Mike Kriegel representing the owners Patrick Washburn & Colten Washburn
- Project Type: Duplexes
- Location: Stillhouse Road

Proposed Project Components:

1. 6 duplexes
 - 2,400 sq. ft.

Zoning and Ordinance Compliance:

- Staff recommends the designated zoning as Res_2_4 Family which would match the current development and zoning located to the north across Stillhouse Road. The property located to the east is zoned Ag_Suburban_Homesites.

Infrastructure Considerations:

- Water and sewer are available.
- A utility easement has been noted on the plat which will be maintained by the City of Gatesville.

Next Steps:

- The property is located in Coryell County and is scheduled to start the annexation process at the January 14th City Council meeting.
- Final approval by City Council of the plat, infrastructure, and wastewater plan. The final plat is scheduled to be heard at the January 28th City Council meeting.
- The annexation ordinance and zoning designation ordinance will proceed together through Council, three readings are required. Expected finish date is February 25th.
- Proceed with necessary permits and site preparation.

Financial Impact:

There is no financial impact to the City of Gatesville. However, the development once completed will bring in revenue from property tax.

Motion:

I move to approve the preliminary plat for Washburn III Addition and the zoning designation as Res_2_4 Family and recommend to move forward to City Council.

Attachments:

- Site Plan
- Coryell County appraisal map
- Applications
- Zoning Map

Staff Contacts:

Holly Owens, City Secretary, howens@gatesvilletx.com



PLATTING APPLICATION

An application is hereby made to the City of Gatesville Planning & Zoning Commission and City Council for the following platting process:

Preliminary Plat Final Plat Amended Plat Re-plat

APPLICANT INFORMATION

Applicant Name: Mike Kriegel
Phone: 512-556-6885
Owner Name: Pat Washburn
Phone: _____

Address: 411 S. Western Ave Lampasas TX 76550
Email: Jerry@Texps.com
Address: _____
Email: _____

This application shall only take into consideration documentation submitted with the original application. Any documentation to be considered in lieu of the original submission shall be sent to the Planning Director with a minimum of 10 business days prior to any scheduled public meeting. Once a completion audit is passed, the application shall be scheduled for P&Z and/or City Council consideration, as needed. All communications hereafter, regarding this application, shall be made via the email address or phone number provided by the applicant.

The undersigned hereby acknowledges the requirements of the City's Subdivision Ordinance, Zoning Codes, this Platting Application and all other Development Standards and ensures this application and all associated documentation is in full compliance with all applicable regulations; non-compliance shall be grounds for disapproval. Furthermore, the undersigned hereby acknowledges that incomplete application submissions shall be voided and may result in a forfeiture of any fees paid. The undersigned requests consideration by the City of Gatesville, Texas of the above-identified platting process.

Signature of Applicant: [Signature] Date: 12/4/24
Signature of Owner: _____ Date: _____
(If different from applicant)

FOR INTERNAL USE ONLY

CURRENT PROPERTY DESCRIPTION

Current Street Address: Stillhouse Rd
Name of proposed subdivision: Washburn III Number of Lots: 7
Total Acre: 4.7 Original Survey: Chrisanta Cazemba Abs 150
Legal Description: P10 101614

ZONING

Current Zoning: N/A Proposed Use: SF Duplex
Zoning Compliance: PASS FAIL Staff Reviewer: _____

> County - needs to be annexed.

UTILITIES

Existing Utilities Available: Water Sewer Electric Gas
Water Provider: City of Gatesville Sewer Provider: Gatesville
Electric Provider: TAMP Gas Provider: _____

> Proposed zoning Res_2_4 Family

ADMINISTRATIVE

Date Application Received: 12/5/2024 Received By: Hawens
Application Fee Amount: 271.00 + 2(342) Received By: _____ Date Fee Received: _____
Completion Audit: PASS FAIL Staff Reviewer: _____ C. A. Date: _____
P&Z Date: 1/4/25 Planning Director: _____



DEVELOPMENT PERMIT APPLICATION

Permit ID: _____
(Staff Use Only)

1. DEVELOPMENT TYPE *Applicant: - Check all boxes that apply to project.*

SUBDIVISION

Platting *(specify below)*

Amending Plat

New/Final Plat

Plat Vacation

Replat

Fence Permit

Sign Permit

Utility Tap - Water

Utility Tap - Sewer

LAND USE

Future Land Use Plan Amendment

Zoning District Amendment

Zoning BOA Variance

Zoning Verification Letter

Land Use Change

BUILDING CONSTRUCTION

New Principal Construction *(specify below)*

New Residential *(Single Family or 2 Family)*

New Multi-Family

New Commercial

New Institutional

New Industrial

New Accessory Structure Construction *(specify below)*

New Residential Accessory Structure

New Commercial Accessory Structure

Other New Accessory Structure

Existing Structure Alterations *(specify below)*

Structural Addition

Structural Remodel

Mech./Elec./Plumbing

Roof

SITE IMPROVEMENTS

Initial Site Development

Developed Site Alterations *(specify below)*

Site Grading

Flood Hazard Development

Off-Site Improvements

Existing Structure Demolition

Driveway/ROW Improvement

2. PROPERTY INFORMATION:

Project Name: Washburn III Addition

Brief Description of Project: Plat into 7 lots

for duplexes

Project Address (Location): 223 State School Rd. Gatesville TX 76528

Parcel(s) Tax ID#: 113442 + 101614

Total Site Acres: 2.08 Ac

Lot Number: 7

Block: 4

Subdivision: Northern Annexation

Abstract (if not platted): C. Cazanoba

Existing Land Use(s): Single Family

of Existing Structures: 5

3. APPLICANT / POINT OF CONTACT INFORMATION:

Applicant Name: Mike Kriegel
Mailing Address: 411 S. Western Ave.
City: Lampasas
State: TX Zip: 76550
Phone: 512-556-6885
Cell #: _____
Email Address: Jerry@Tex.ps.com

4. PROPERTY OWNER INFORMATION:

Owner Name: Pat Washburn
Mailing Address: 906 Cedar Ridge Rd.
City: Gatesville
State: Tx Zip: 76528
Phone: 254-718-0294
Cell #: _____
Email Address: Pwash1171@AOL.COM

5. APPLICANT SIGNATURE:

I, the undersigned applicant, hereby acknowledge and agree to follow the requirements of the City's Development Regulations. I ensure this application and all associated documentation are true and in full compliance with applicable development regulations; non-compliance shall be grounds for disapproval. Furthermore, I hereby acknowledge that incomplete application submissions shall be voided and may result in the forfeiture of any fees paid. I request consideration by the City of Gatesville, Texas of the above-identified development processes.

Signature:  Date: 12/4/24

Print or Type Name: Mike Kriegel

(Property owner authorization required below if applicant is someone other than property owner.)

6. PROPERTY OWNER SIGNATURE:

I, the undersigned property owner, hereby authorize the listed applicant to represent me and my interests in all matters pertaining to this application.

Signature:  Date: 11-7-24

Print or Type Name: Pat Washburn

SECTION 7 FOR DEVELOPMENT SERVICES STAFF USE ONLY

7. STAFF REVIEW:

COMPLETE SUBMITAL: PENDING ___ SATISFACTORY ___ Sat. Date: _____ Staff Initials: _____

APPLICATION REVIEW: PENDING ___ SATISFACTORY ___ Sat. Date: _____ Staff Initials: _____

APPLICATION: APPROVED ___ App. Date: _____ COND. APPROVED ___ C.App. Date: _____

DISSAPPROVED ___ C.App. Date: _____

STAFF SIGNATURE: _____ Date: _____

Print or Type Name: _____

Untitled map



1/2/2025

Zoning_2021_10

Ag_Suburban_Homesites

Business_Commerical

Res_2_4_Family

Res_Single_Family

<all other values>

World Hillshade

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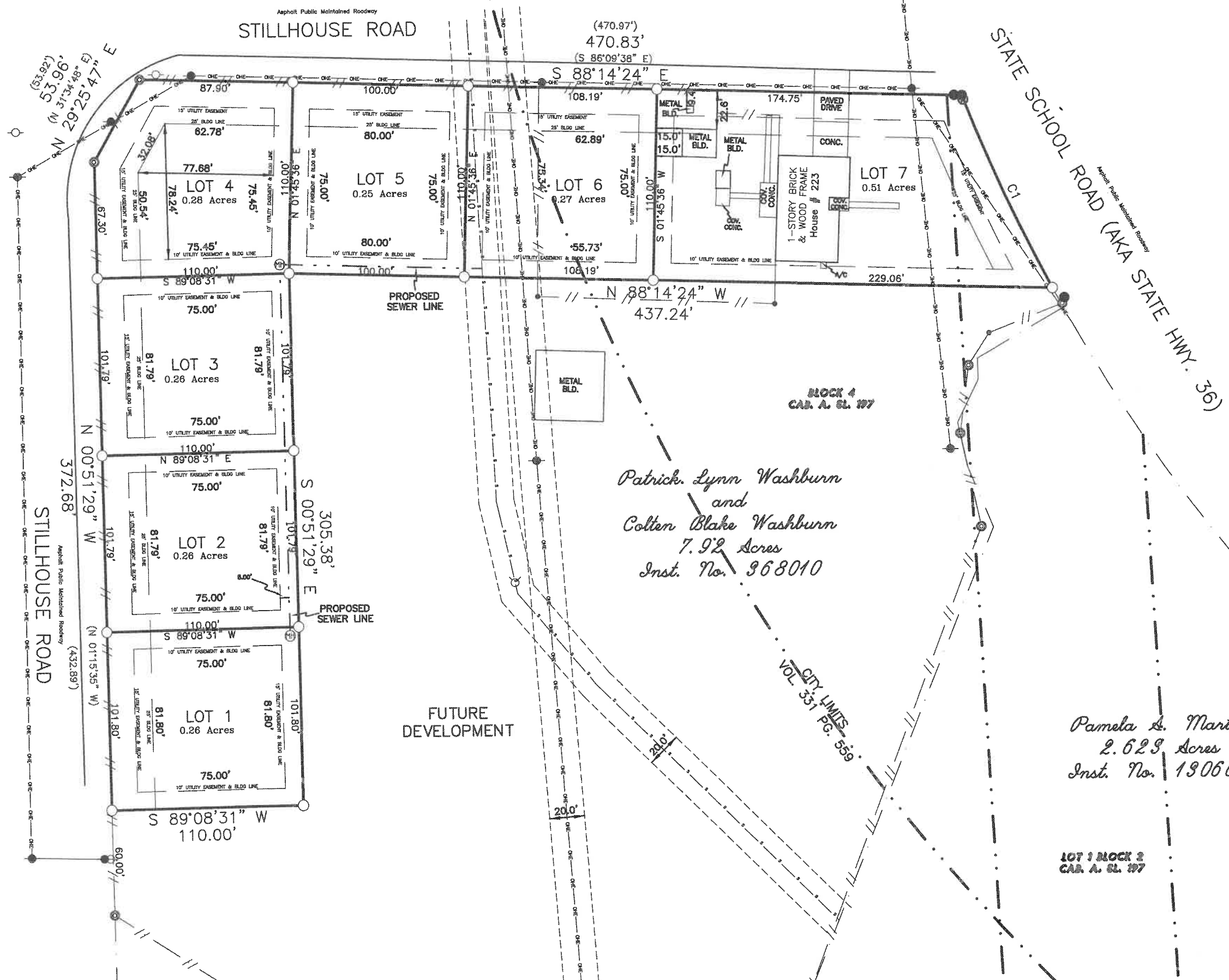
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Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph,

BLOCK 5
NORTHERN ANNEXATION
TO THE CITY OF GATEVILLE TEXAS
CAB. A. SL. 197
CONYELL COUNTY PLAT RECORDS

C. CAZANOBA SURVEY ABST. # 150



(53.92')
53.96'
(N 37°34'48" E)
29°25'47" E

Asphalt Public Maintained Roadway
STILLHOUSE ROAD

(470.97')
470.83'
(S 86°09'38" E)

STATE SCHOOL ROAD (AKA STATE HWY. 36)
Asphalt Public Maintained Roadway

Asphalt Public Maintained Roadway
STILLHOUSE ROAD
372.68'
(N 00°51'29" W)
(N 01°15'35" W)

LOT 4
0.28 Acres
77.68'
78.24'
75.45'
75.45'
110.00'
S 89°08'31" W

LOT 5
0.25 Acres
80.00'
75.00'
80.00'
100.00'

LOT 6
0.27 Acres
108.19'
62.89'
75.00'
110.00'
S 01°45'36" W

METAL BLD.
15.0'
15.0'
22.6'
CONC.
1-STORY BRICK & WOOD FRAME House # 223

LOT 7
0.51 Acres
174.75'
PAVED DRIVE
CONC.
229.06'

LOT 3
0.26 Acres
81.79'
75.00'
110.00'
N 89°08'31" E

PROPOSED SEWER LINE
100.00'

METAL BLD.
N 88°14'24" W
437.24'

BLOCK 4
CAB. A. SL. 197

LOT 2
0.26 Acres
81.79'
75.00'
110.00'
S 89°08'31" W

PROPOSED SEWER LINE
305.38'
S 00°51'29" E

Patrick Lynn Washburn
and
Colten Blake Washburn
7.92 Acres
Inst. No. 368010

LOT 1
0.26 Acres
81.80'
75.00'
110.00'
S 89°08'31" W

FUTURE DEVELOPMENT
20.0'
20.0'

CITY LIMITS
VOL. 331 PG. 559

Pamela S. Martin
2.629 Acres
Inst. No. 130665

LOT 1 BLOCK 2
CAB. A. SL. 197

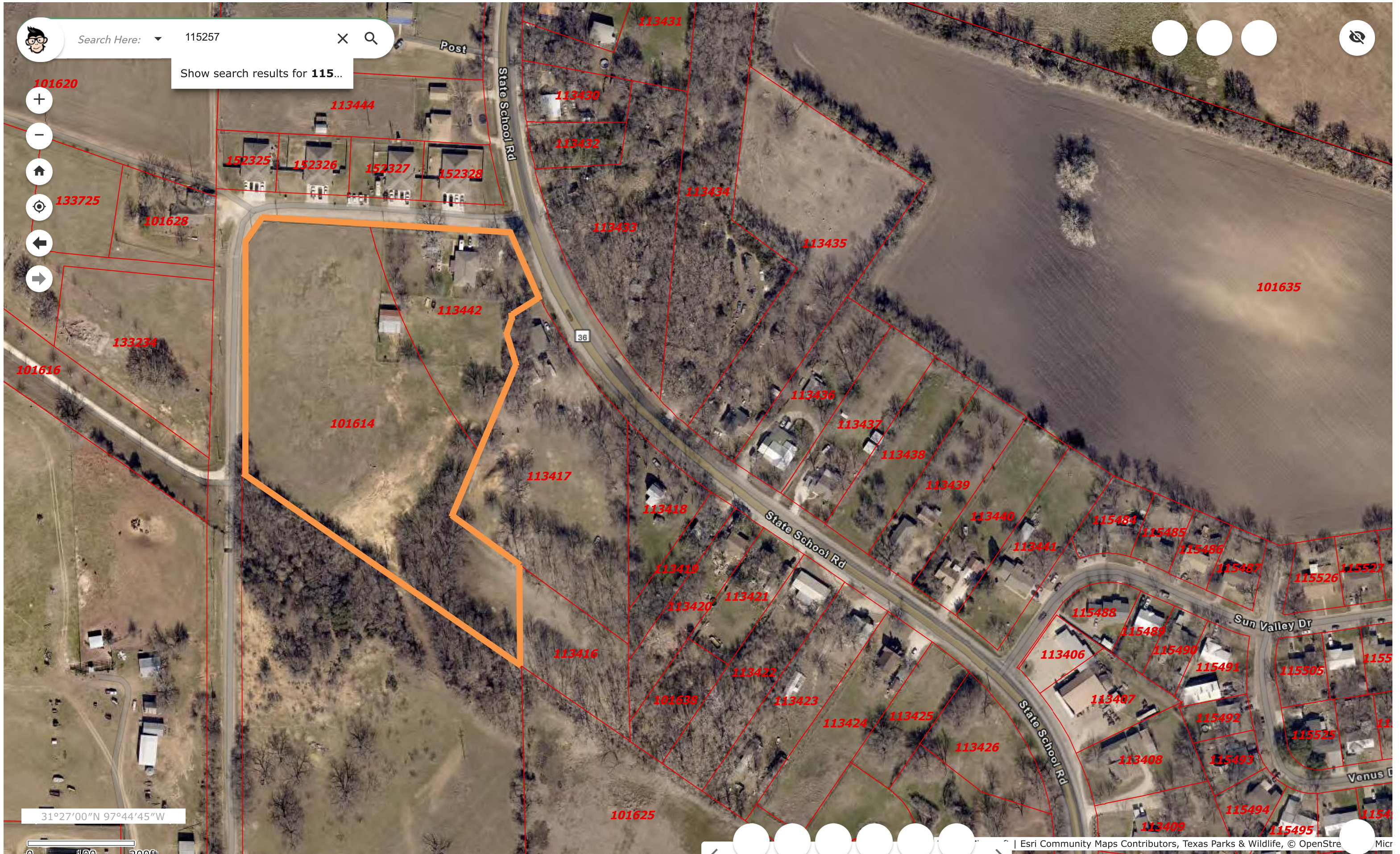
LOT 2 BLOCK 2
CAB. A. SL. 197



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