STATE OF TEXAS *
COUNTY OF HENDERSON *
CITY OF GUN BARREL CITY *

The Planning and Zoning Commission of the City of Gun Barrel City, Texas met in a Regular Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Monday, January 13, 2025 at 6:00 p.m.

1. **CALL TO ORDER –** Vice Chair, Ava Towner called the meeting to order at 6:00 p.m.

2. **ROLL CALL & QUORUM –** Roll was called and a quorum established. Members in attendance included, Ava Towner, Mike Wilmoth, Scott Coleman, Sharla Johnson and Rob Rea. Members absent included Kate Weller and Gilbert Shelby.

3. **CITIZEN COMMENTS (Limited to five minutes)**

   There were no citizen comments.

4. **NEW BUSINESS**

   4.A Consider and take action to approve the November 18, 2024, meeting minutes.

   Mike Wilmoth made a motion to approve the minutes, Scott Coleman seconded and all members voted yes to approve.

   4.B Public hearing on a request to rezone Tracts 17D1, 17D, and 17 in the G.T. Walters survey, A-794 in the City of Gun Barrel City, being described as all of called 14.63 acre tract of land described in deed as 606 East Main Street, Gun Barrel City, Texas belonging to Rizvi Syed Nasir Ali from General Business District (B-2) & Agriculture (AG) to Single-Family detached residential (R-5).

   The public hearing was opened, there were no comments and the hearing was closed.

   4.C Consider and take action to make a recommendation to the City Council on a request to rezone Tracts 17D1, 17D, and 17 in the G.T. Walters survey, A-794 in the City of Gun Barrel City, being described as all of called 14.63 acre tract of land described in deed as 606 East Main Street, Gun Barrel City, Texas belonging to Rizvi Syed Nasir Ali from General Business District (B-2) & Agriculture (AG) to Single-Family detached residential (R-5).

   City Planner, Brittany Lewis gave a timeline of events for the request and gave background information regarding notices, publications, visuals of the location including current zoning which is B-2 and Agriculture. Lewis advised the proposed zoning district will encourage a high density residential development. She gave descriptions of surrounding zoning and comparisons of the current and future land use map stating it is in line for this type of zoning. Wilmoth asked if the current residential house would stay, the developer advised no. A mention of the hammerhead drive for fire truck turn around was discussed as well as the possibility to partner with the development on the other side to create multiple ingress/egress. It was noted that this is only a request to rezone and this would be reviewed during the site plan review. The developer advised these houses would be made of a new product to which they own the brand and are made of concrete.

Mike Wilmoth made a motion to approve, Sharla Johnson seconded and all members voted yes to approve.

4.D Public hearing for a request from Hillsdale Development Group LP to approve a preliminary plat for Hillsdale Phase 2, a 5.857 acre tract, situated in the J.P. Brown survey, Abstract No. 59 for 23 single family lots and three open space lots located in the City of Gun Barrel City, Texas.

The public hearing was opened, there were no comments and the hearing was closed.

4.E Consider and take action to make a recommendation to the City Council on a request from Hillsdale Development Group LP to approve a preliminary plat for Hillsdale Phase 2, a 5.857 acre tract, situated in the J.P. Brown survey, Abstract No. 59 for 23 single family lots and three open space lots located in the City of Gun Barrel City, Texas.

City Planner, Brittany Lewis gave a timeline of events for the request and gave background information regarding notices, publications, visuals of the location and a background of the development as a whole and in particular this phase which is being considered tonight through a preliminary plat. Lewis advised the commission has three options to consider tonight, to approve the preliminary plat as submitted, approve the plat with conditions which will require specific actions to be taken before the final approval or deny the plat with clear explanation for the reasons for denial. Staffs recommendation was to approve the plat with conditions. Blake Basset, the developer advised this is a 5.78 acre tract of property to which they are planning to build 23 homes and three open spaces. The reason for emergency access off of the Lee Way would be for safety. Coleman asked why an alternate entrance on 198 couldn't be put in. The engineer for the development advised this is simply another point of access and would be for emergency use only. Coleman stated, the deed restrictions for the subdivision do not allow for access on this property. City Manager, Dr. Angela Smith advised the city does not do research regarding deed restrictions, we look at our building code to ensure alignment, this is up to the developer to ensure they align with any deed restrictions. City Engineer, Joe Mundo advised nothing in the submittal acknowledges the deed restrictions. In the plat process the surveyor shall acknowledge all easements and they shall be identified on the plat. Discussion continued regarding the emergency access on lot 18.

Scott Coleman read a statement aloud on behalf of the residents of Northwood Shores claiming the developers of Hillsdale have been instigators for multiple years of stress for the community. Coleman continued stating the developers have violated numerous ordinances, do not want to be apart of the community or pay for permits, build to our standards and further claimed most of the homes will likely be short term rentals. Coleman gave background information regarding meetings had between the Council and the developers and promises exchanged. Coleman continued claims against the developers and gave a document to each board member proposing denial of the plat. City Manager, Angela Smith advised Mr. Coleman in the future he should make those statements during citizen comments and asked the question whether he is acting on behalf of a resident or as a Planning and Zoning member. Smith advised the commission they have three options tonight, approve the plat, approve with conditions or deny. Smith continued stating, regardless of your action tonight, this still takes its next step to City Council. Discussion continued regarding the process for approving with conditions and denying the plat. Scott Coleman made a motion to deny, not stating the conditions for denial. Angela Smith advised in order to deny the plat, conditions must be listed. For the record, this information was given to board members ahead of time. Coleman did not agree with the listed conditions and tried to give his own personal legal councils reasons for denial. Smith stated this is a very legal issue, our attorney, having reviewed this gave us this document. Coleman concluded his discussion by stating he is not making any motions tonight and doesn't plan to vote. Rob Rea promptly recused himself from voting due to past dealings with Hillsdale. There was confusion and an inaccurate determination regarding whether a quorum existed at this point with two members recusing themselves and two members absent and the discussion was closed with no motion or recommendation moving forward to the Council.

4.F Consider and take action to approve the 2025 P&Z meeting schedule.

Brittany Lewis, City Planner advised the only date change of regular meetings was on October 20, 2025. Rob Rea made a motion to approve, Scott Coleman seconded and all members voted yes to approve.

5. **ADJOURNMENT –** The meeting adjourned at 7:02 p.m.

Attest:	Approved:
______________________________	______________________________
Janet Dillard, City Secretary	Kate Weller, Chairperson