

7. NEW BUSINESS

- 7.A Presentation of quarterly department reports including Court, Police, Dispatch, Animal Control, Code Enforcement and Permits and Inspections. (City Manager)

Quarterly reports for months, November, December and January were presented by Grace Wallace, Associate Judge, Keith Stephens, Police Chief, and Shannon Wiggins, Building Official. Key highlights included the court issuing a total of 469 warrants, the kick off to the start fresh, avoid arrest campaign in an effort to resolve outstanding cases. A warrant roundup began with 26 cases being cleared. Staff promotions within the PD were mentioned as well as an increase in citations and accidents. 39 dogs were taken to the Humane Society over the past three months. DWI's have gone up 375% from last year and fraud cases were up 200% from the prior year. Code enforcement cases totaled 83 over the past three months, and a total of 191 building permits were issued.

- 7.B Consider and take action to adopt Resolution No. R-2025-001 authorizing participation in the North Central Texas Council of Governments' share program and entering into an interlocal agreement with North Central Texas Council of Governments. (City Manager)

Mayor Brian Crull read the Resolution header aloud. City Manager, Angela Smith advised The TXShare Cooperative Purchasing Program is the direct outcome of municipal governments partnering together to identify common needs for public entities across and beyond the State of Texas. There is absolutely no cost associated with membership. Once executed, there is no need to renew or execute a new agreement when utilizing any of our vendor contracts. All TXShare/NCTCOG cooperative contracts are pursuant to Chapter 791 of the Texas Local Government Code and 2CFR 200. We will execute the Interlocal Agreement and then have the purchasing power of cities much larger than Gun Barrel City!

April Burns made a motion to adopt Resolution No. R-2025-001 authorizing participation in the North Central Texas Council of Government Share program and entering into an interlocal agreement with North Central Texas Council of Governments. Ken Foster seconded and all members voted yes to approve.

- 7.C Consider and take action to make board appointments. (City Manager)

City Manager, Dr. Angela Smith advised last Thursday evening Council conducted interviews for board appointments and the following consensus was had: appoint Geri Rademacher to the EDC, Annette Everett to the Parks board and DeeAnn Jones to the Planning and Zoning Commission.

Jay Burson made a motion approving Geri Rademacher to the GBC EDC board. Ken Foster seconded and all members voted yes to approve.

Jennifer Jacobs made a motion to appoint Annette Everett to the GBC Parks Board. Jay Burson seconded and all members voted yes to approve.

Jennifer Jacobs made a motion to appoint DeeAnne Jones to the Planning and Zoning Commission. Rita Evans seconded and all members voted yes to approve.

- 7.D Consider and take action on a City Council variance request from Blake Bassett on behalf of Hillsdale Development Group LP - owner/developer of the proposed Hillsdale Phase 2 subdivision to be located on TR70 AB 59 J P Brown Survey, Henderson County CAD Property ID 210884, for variances from the City Subdivision Regulations, Chapter 155 regarding Plat Requirement Sec. 155.23(A)(2)(f) - Storm Water Drainage; and Plat requirement 155.23(A)(2)(k) - Typical Cross-section of proposed Street Improvements, along with associated Design Standards Sec. 155.35 through Sec. 155.53, which Variances will satisfy the listed Hillsdale Phase 2 Preliminary Plat Conditions for approval when this Plat was conditionally approved by City Council on January 28, 2025, to construct a private gated subdivision with privately owned infrastructure including roadways and an open channel drainage system that drains into Cedar Creek Reservoir. (City Manager)

City Planner, Brittany Lewis advised I am presenting a variance request for the Hillsdale Phase 2 Subdivision submitted by Hillsdale Development Group. This request seeks approval to deviate from certain city subdivision requirements while ensuring compliance with key safety and infrastructure standards. Tonight, I will walk you through the current ordinance requirements, the requested variances, and the impact on the city. According to Gun Barrel City's Subdivision Ordinance (Sec. 155), developers are required to dedicate a 50-foot-wide right-of-way (ROW) for city-owned streets and infrastructure. Construct 30-foot-wide paved streets with curbs and gutters. Install an underground stormwater drainage system to manage runoff. Provide concrete sidewalks within the ROW. Once constructed, the streets and drainage infrastructure (excluding sidewalks) would become city-owned and maintained. Additionally, stormwater runoff must be managed on-site so that post-development runoff does not exceed pre-development conditions. These standards ensure safe and efficient infrastructure but also decreases the city's long-term maintenance responsibility. City regulations require that post-development stormwater runoff cannot exceed pre-development levels to prevent flooding and erosion. Developers typically achieve this by implementing on-site detention areas to manage excess water. Cedar Creek Reservoir Discharge: Since this development is near Cedar Creek Reservoir, stormwater may be discharged directly into the reservoir with approval from the Tarrant Regional Water District (TRWD).

While TRWD cannot refuse discharge, they do have authority over the manner of discharge to ensure environmental compliance.

Fire Code Compliance: Streets must accommodate a 20 ft. Fire Apparatus Access Road as required by the 2015 International Fire Code (IFC), Appendix D. This ensures that emergency vehicles have safe and adequate access throughout the subdivision. If this subdivision were not private, the city would be responsible for maintaining curb and gutter streets and repairing roadside ditches from vehicle damage. Mowing, cleaning, and maintaining stormwater infrastructure on an ongoing basis.

Increased ROW Width (60 ft.) Unlike the standard 50 ft. ROW, this private ROW will be wider but fully owned and maintained by the HOA.

Modified Roadway Design

26 ft. paved streets (narrower than the required 30 ft.), no curbs or gutters

Roadside bar-ditches for drainage instead of underground stormwater systems

Walkways included, following ADA and Texas Accessibility Standards.

Stormwater Management: Will comply with Sec. 155.40 Direct discharge into

Cedar Creek Reservoir where possible (regulated by TRWD)

Fire Code Compliance, 26 ft. street width meets 2015 IFC Appendix D Fire Apparatus

Access Road requirements, No on-street parking due to narrower roadway

Off-road parking may occur in bar-ditch areas. The HOA will assume full

responsibility for maintenance of roads and drainage, reducing the City's

financial burden. Private Subdivision (HOA-Owned & Maintained):

The City has no maintenance responsibility—all infrastructure upkeep is handled by the HOA. Lower initial costs for the City but ensures long-term financial

independence for the subdivision. While a private subdivision reduces immediate

costs, it also limits City control over maintenance and future infrastructure

decisions. Hillsdale Phase 2 seeks to build a secure, attractive community that

aligns with local standards and reduces the City's responsibilities.

Blake Bassett with Hillsdale development group advised we are requesting a variance in the road features to allow the development to have that rural feeling. Bassett shows visuals of neighboring subdivision streets that possessed narrower roads. They are requesting 26 ft wide road widths which Bassett explained is no different in the drivable width than what is required by city ordinance. City ordinance is 30 foot with curb and gutter. They are also requesting to have a 60-foot right of way which is ten foot wider than the city ordinance. They asked for it to be a private subdivision where the Hillsdale HOA will provide all maintenance to the roads and roadside ditches. Bassett advised nothing in our variance request will be detrimental to public health, safety or welfare of individuals or other properties in the area.

Ken Foster made a motion that the Council grant a conditional approval of variance requiring all water runoff from up to 100-year flood, emanating from proposed Hillsdale development go into Cedar Creek Lake, north of the existing boat ramp. No water from proposed development will enter the Northwood Shores subdivision. Mayor Crull called for a point of order and asked that

Council stick to the agenda item as listed. Foster stated he believed the preliminary plat that was approved at the last meeting was an error, the wrong plat was presented so the Council has every right to offer a conditional variance. Rita Evans seconded and the motion failed with a 3-2 vote with April Burns and Jennifer Jacobs voting no. For the records, a variance requires a majority plus one vote of the City Council. City manager, Angela Smith advised that is not the item on the agenda. The item is the variance request that was shared by Council as it relates specifically to the conditional approval of the preliminary plat. Included in this item is the updated plat, the plat approved was correct. Smith advised where drainage goes is part of the site plan process, not apart specifically of the preliminary plat process so that does not address the issue that is on the agenda tonight which is a variance request related to the plat requirement section 155.23(a)(2)(f) storm water drainage, that is on street drainage and preliminary plat requirement 155.23(a)(2)(k) which is a 50 foot wide right of way with closed ditch drainage. Those are the only two things that are being requested and the only things apart of our agenda tonight. Smith continued stating Hillsdale engineers have conducted extensive drainage studies which are a part of the next steps that comes to P&Z. Many of our ordinances as they relate to the preliminary plat were specifically written to reduce the cost to the city to the long term maintenance of those items. Hillsdale has asked to make this a private subdivision therefore taking on all maintenance responsibilities of said streets and right of ways. Mayor Crull asked for another motion, City Manager, Dr. Angela Smith stating it is important to understand that our current ordinances allow a development to continue drainage onto an abiding property at the same rate, however they cannot increase that rate. This is shown on the site plan. Mention of section 155.40 drainage design regarding approval by the city was had and Smith concluded that yes this is contingent on approval "outside of what the ordinance allows".

Another motion was made by April Burns: Motion to take action on a City Council variance request from Blake Bassett on behalf of Hillsdale Development Group LP - owner/developer of the proposed Hillsdale Phase 2 subdivision to be located on TR70 AB 59 J P Brown Survey, Henderson County CAD Property ID 210884, for variances from the City Subdivision Regulations, Chapter 155 regarding Plat Requirement Sec. 155.23(A)(2)(f) - Storm Water Drainage; and Plat requirement 155.23(A)(2)(k) - Typical Cross-section of proposed Street Improvements, along with associated Design Standards Sec. 155.35 through Sec. 155.53, which Variances will satisfy the listed Hillsdale Phase 2 Preliminary Plat Conditions for approval when this Plat was conditionally approved by City Council on January 28, 2025, to construct a private gated subdivision with privately owned infrastructure including roadways and an open channel drainage system that drains into Cedar Creek Reservoir. Jennifer Jacobs seconded and the motion failed with a 2-3 vote with Councilmembers, Evans, Burson and Foster voting no.

8. ECONOMIC DEVELOPMENT

- 8.A Consider and take action to approve turning over the defaulted Slap N' Good performance agreement to a debt collector to collect the outstanding debt of \$21,773.35. (EDC)

City Manager, Dr. Angela Smith advised Slap N Good is currently in default on their performance agreement for the loan they received in the amount of \$21,773.35. The EDC met to determine next steps, they are recommending the city turn over the defaulted performance agreement to a debt collector to collect the outstanding debt.

Ken Foster made a motion that we take action to approve turning over the default slap n good performance agreement to a debt collector to collect the outstanding debt of \$21,773.35. Jay Burson seconded and all members voted yes to approve.

- 8.B Consider and take action to approve turning over the defaulted GBC Medical performance agreement to the EDC Attorney for legal proceedings to collect the outstanding debt of \$50,213.00. (EDC)

City Manager, Dr. Angela Smith advised GBC Medical had a business in Gun Barrel City that closed down. The outstanding debt totals \$50,213.00. Smith gave a timeline of events and a recommendation by the EDC board which was to turn over the defaulted performance agreement to the EDC attorney for legal proceedings to collect the outstanding debt.

Jay Burson made a motion that we take action to approve turning the defaulting GBC medical performance agreement to the EDC attorney for legal proceedings to collect the outstanding debt of \$50,213.00. Ken Foster seconded and all members voted yes to approve.

- 8.C Consider and take action to approve the first amendment to the amended and restated performance agreements for Pier 334, updating all necessary certificates of occupancy and reporting dates and quantity of reports. (EDC)

City Manager, Dr. Angela Smith gave an update on the amendments to the agreement including Term of agreement update to December 31, 2022 in line with 2022 amendments, start of project and 30-year contract.

Certificate of Occupancy Date for Retail/Restaurant moved to December 31, 2026, A change of Hotel CO and parking lot rendered Retail/Restaurant unable to get a CO due to required parking. Updated dates of Job Creation and Retention reporting in line with moving Hotel CO date and Restaurant/Retail CO dates. Updated number of compliance reports. Start date 2022, End date 2052, updated to 26 reports which makes final report 2051. No reports due after agreement ends.

Ken Foster made a motion to take action to approve the first amendment to the amended and restated performance agreement for Pier 334, updating all necessary certificates of occupancy and reporting dates and quantity of reports. Kay Burson seconded and all members voted yes to approve.

- 8.D Consider and take action to approve a Right-of-Way dedication agreement between the Gun Barrel City Economic Development Corporation and the City of Gun Barrel City. (EDC)

City Manager, Dr. Angela Smith advised the EDC owns the property and they have given us a right of way agreement that turns this strip of property and ownership and all maintenance over to the city. Smith advised its not a private road, it is a city street and so the agreement included in the packet has been approved by both the EDC attorney and the city attorney, it was drafted by the city attorney to ensure the city is protected in this transaction.

April Burns made a motion that we approve the Right-of-Way dedication agreement between the Gun Barrel City Economic Development Corporation and the City of Gun Barrel City. Jay Burson seconded and all members voted yes to approve.

9. PLANNING & ZONING

- 9.A Public hearing on a request to replat lot 48R, Block 1, in the J. M. Bertran Survey, Abstract 61, Henderson County, Texas, located in the Holiday Club Estates subdivision belonging to Anthony and Marie Belfast, physically located at 107 Inwood Circle, Gun Barrel City, Texas into five lots, Lot 48R-1, 48R-2, 48R-3, 48R-4 and 48R-5. (City Planner)

Mayor Brian Crull opened the public hearing, there were no comments and the floor was handed over to City Planner, Brittany Lewis.

Lewis gave a timeline of events for the application as well as notices sent out with no responses. An illustration was shown stating a shed on the plat that lies within the setback was going to be removed. Zoning requirements of the R-4 district were discussed and it was staff's recommendation as well as Planning and Zonings to approve the replat.

The public hearing was closed with no further comments.

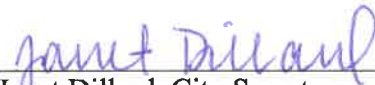
- 9.B Consider and take action to approve a request to replat lot 48R, Block 1, in the J. M. Bertran Survey, Abstract 61, Henderson County, Texas, located in the Holiday Club Estates subdivision belonging to Anthony and Marie Belfast, physically located at 107 Inwood Circle, Gun Barrel City, Texas into five lots, Lot 48R-1, 48R-2, 48R-3, 48R-4 and 48R-5. (City Planner)

Jennifer Jacobs made a motion to approve a request to replat lot 48R, Block 1, in the J. M. Bertran Survey, Abstract 61, Henderson County, Texas, located in the Holiday Club Estates subdivision belonging to Anthony and Marie Belfast, physically located at 107 Inwood Circle, Gun Barrel City, Texas into five lots, Lot 48R-1, 48R-2, 48R-3, 48R-4 and 48R-5. Rita Evans seconded and all members voted yes to approve.

10. ADJOURNMENT

Mayor Brian Crull acknowledged distinguished guests in the audience and the meeting adjourned at 7:46 p.m.

Attest:



Janet Dillard, City Secretary

Approved:



Brian Crull, Mayor