

STATE OF TEXAS
COUNTY OF HENDERSON
CITY OF GUN BARREL CITY

The City Council 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 Tuesday, July 22, 2025, at 6:30 p.m.

1. **CALL TO ORDER** – Mayor Brian Crull called the meeting to order at 6:30 p.m. and gave the invocation followed by the Pledge of Allegiance.
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL & QUORUM** – Roll was called and a quorum established. Members in attendance included Mayor, Brian Crull, Mayor Pro-tem, April Burns and Council members Rita Evans, Jay Burson and Robert Edwards. Jennifer Jacobs was absent.

5. **CITIZEN COMMUNICATIONS (Limited to three minutes)**

Amaris Faith of 155 Pine Bloom shared her thoughts on the budget noting the four-day work week being a disaster with management now suggesting using reserve money to correct the mistake they made. Animal control is over budget in overtime, Police officers can't get equipment, and revenue is down among other things. Faith asked the Council to consider this with any decision made, what do I need to do today to make my citizens' lives better.

6. **CONSENT AGENDA**

- 6.A The following reports were included in the consent agenda: June 24, 2025, regular meeting minutes, June 30, 2025, Workshop minutes and EDC May financials.

Jay Burson made a motion to approve the consent agenda as written. April Burns seconded, and all members voted yes to approve. Motion passes.

7. **NEW BUSINESS**

7.A Police Department Meritorious Conduct Awards. (City Manager)

Police Chief, Keith Stephens read a letter presented to him by his lieutenant regarding an incident that occurred on June 5, 2025, involving officers Ryan Mutina and his trainee, Officer Chloe Danmire concerning an attempted suicide. With the incident being brought to a safe end, a meritorious conduct award was presented to both officers for their swift and courageous response.

- 7.B Presentation of quarterly department reports including City Treasurer, City Secretary and City Planner. (City Manager)

Quarterly reports for months April, May and June were presented by City Treasurer, Mickie Raney, City Secretary, Janet Dillard and City Planner, Brittany Anderson. Key highlights included sales tax being on target at 75.31%, multiple job positions are open including a Fire Chief, Police Officers and dispatcher positions. Board vacancies included one on the Parks Board and one on BOA. Cyber Security training was being completed by all elected officials and city employees. A second supplement was just completed and an expected lien payoff in the amount of \$5,400 was to be paid this week. An early voting schedule for the November state election with City Hall being a polling place was recently approved by Henderson County and early voting would begin in October. Three major projects were ongoing within the city and two upcoming projects were in the works including a dentist office and a daycare facility.

- 7.C Consider and take action to approve Resolution No. R-2025-005 authorizing the City Manager to close existing bank certificate of deposit account ending 0837, expiring August 15, 2025, to open a new bank certificate of deposit. (City Manager)

City Manager, Angela Smith advised once a CD closes, we have ten days to renew. This CD is set to close on August 15th. With no meetings taking place around that time, staff is getting ahead of it and will keep Council aware of the terms and interest once closed. Mayor Brian Crull read the header aloud and asked for a motion.

April Burns made a motion to approve Resolution No. R-2025-005 authorizing the City Manager to close the existing bank certificate of deposit account ending in 0837, expiring August 15, 2025, to open a new bank certificate of deposit. Robert Edwards seconded, and all members voted yes to approve. Motion passes.

8. PLANNING & ZONING

- 8.A Public hearing on a request to replat ten lots - Lots 58 through 62, owned by Jennifer M. Sandlin, and Lots 63 through 67, owned by Brandon and Jacquelyn Grayson located in the Siesta Shores Subdivision, Section 1, Block A, in the B. Medro survey, Abstract No. 483 into two lots to be known as Lot 58R and Lot 63R. (Mayor)

Mayor Brian Crull opened the public hearing, being there were no comments the hearing was closed.

- 8.B Consider and take action on a request to replat ten lots - Lots 58 through 62, owned by Jennifer M. Sandlin, and Lots 63 through 67, owned by Brandon and Jacquelyn Grayson located in the Siesta Shores Subdivision, Section 1, Block A, in the B. Medro survey, Abstract No. 483 into two lots to be known as Lot 58R and Lot 63R. (City Planner)

City Planner, Brittany Anderson gave a timeline of events for the request and noted that the Planning and Zoning Commission made a recommendation for approval on July 14.

Robert Edwards made a motion to replat ten lots - Lots 58 through 62, owned by Jennifer M. Sandlin, and Lots 63 through 67, owned by Brandon and Jacquelyn Grayson located in the Siesta Shores Subdivision, Section 1, Block A, in the B. Medro survey, Abstract No. 483 into two lots to be known as Lot 58R and Lot 63R. Rita Evans seconded, and all members voted yes to approve. Motion passes.

- 8.C Public hearing on a request to rezone Tract 61A-1 in the B. Medro Survey, Abstract No. 483, being described as 538 Welch Lane, Gun Barrel City, Texas belonging to Geri L. and David R. Rademacher from Agriculture District (A) to Single Family Detached Residential District (R-1). (Mayor)

Mayor Brian Crull opened the public hearing, being there were no comments, the hearing was closed.

- 8.D Consider and take action to adopt Ordinance No. O-2025-011 rezoning Tract 61A-1 in the B. Medro Survey, Abstract No. 483, being described as 538 Welch Lane, Gun Barrel City, Texas, belonging to Geri L. and David R. Rademacher from Agriculture District (A) to Single Family Detached Residential District (R-1). (City Planner)

Mayor Brian Crull read the ordinance header aloud. City Planner, Brittany Anderson presented a timeline of events for the request noting that once rezoned, the property will need to be replatted into two lots for the proposed development. An access would be provided through an existing drive and a proposed private drive.

April Burns made a motion to adopt Ordinance No. O-2025-011 rezoning Tract 61A-1 in the B. Medro Survey, Abstract No. 483, being described as 538 Welch Lane, Gun Barrel City, Texas, belonging to Geri L. and David R. Rademacher from Agriculture District (A) to Single Family Detached Residential District (R-1). Rita Evans seconded, and all members voted yes to approve. Motion passes.

- 8.E Public hearing on a request from Hillsdale Development Group LP to approve a preliminary plat for Hillsdale Phase 2, a 5.79-acre tract, situated in the J. P. Brown survey, abstract No. 59 for a private subdivision of 23 single-family lots and three open space lots in the City of Gun Barrel City, Texas. (Mayor)

Mayor Brian Crull opened the public hearing. Kate Weller of 129 Camino Robles shared her favor of the plat and variance noting the Planning and Zoning Commission earlier in the evening voted unanimously to recommend approval with two conditions as recommended by staff. There were no other comments and the hearing was closed.

- 8.F Consider and take action concerning a variance request from Hillsdale Development Group, LP to sections 155.40(b), 155.40(c) and 155.40(d)(1) to allow for the placement of stormwater drainage infrastructure under the private roads servicing Phase 2 of the Hillsdale Development. (City Planner)

City Planner, Brittany Anderson presented a timeline of events, project details, ordinance compliance and key conditions related to the request. Anderson noted this proposed development will be a gated private community that meets the R4 zoning standards. Two key conditions tied to the approval of the preliminary plat were presented. The first is a variance request. The applicant is requesting a variance from Sections 155.40(b), 155.40(c), and 155.40(d)(1) of the City's Subdivision Ordinance. These sections normally prohibit stormwater infrastructure from being placed beneath roadways. In this case, the streets are private, and the stormwater system has been designed to run underground within the right-of-way. This layout has been reviewed and is supported by the City Engineer, given the private nature of the development.

The second condition relates to access. The property is currently landlocked and depends on access via Henderson County roads—Hillsdale Drive, Erickson, Early Way, and Twin Creeks. Approval of the preliminary plat must be contingent on the developer obtaining a TxDOT access permit to SH 198, along with either constructing or bonding for the necessary improvements. Anderson explained the slight discrepancy between the CAD-recorded acreage of 5.809 acres and the 5.79 acres reflected in legal descriptions. This 0.019-acre difference is due to how Henderson County calculates property boundaries in their appraisal district records, based on monumentation found on the ground. It does not impact zoning compliance or lot development potential.

Anderson explained that several important engineering and design changes have been made since the original preliminary plat was conditionally approved. First, the developer has eliminated the use of open-ditch stormwater drainage, which can often pose long-term maintenance and aesthetic concerns. In its place, they've implemented an underground stormwater drainage system that will be routed beneath the proposed private roads. Second, the right-of-way width has been reduced from 60 feet to 50 feet. This is consistent with private subdivision design standards and helps to maximize usable lot area. As a result of this ROW reduction, individual lot dimensions have been adjusted accordingly but still meet minimum lot requirements for the R-4 zoning district.

Additionally, the internal street design has been upgraded. Originally planned as 26 feet wide with no curbs, the new layout increases the paved width to 31 feet and includes curbing. This improves both stormwater management and vehicular safety within the subdivision.

Anderson concluded by stating this project aligns with Gun Barrel City's goals for high-quality residential development and staff is recommending approval of the plat and the associated variance.

A question regarding drainage was asked of the City Engineer and Mr. Mundo confirmed all of the storm water drainage would drain directly from the subdivision into Cedar Creek Reservoir. Mundo continued stating there will be a reinforced concrete pipe with inlets draining the water off the street into the pipe. He further concluded that no storm water runoff would leave the subdivision and enter onto private resident property.

Robert Edwards made a motion to consider and take action concerning a variance request from Hillsdale Development Group, LP to sections 155.40(b), 155.40(c) and 155.40(d)(1) to allow for the placement of stormwater drainage infrastructure under the private roads servicing Phase 2 of the Hillsdale Development. April Burns seconded, and all members voted yes to approve. Motion passes.

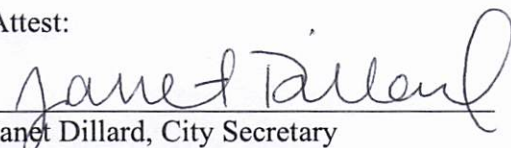
- 8.G Consider and take action on a request from Hillsdale Development Group LP to approve a preliminary plat for Hillsdale Phase 2, a 5.79-acre tract, situated in the J. P. Brown survey, abstract No. 59 for a private subdivision of 23 single-family lots and three open-space lots in the City of Gun Barrel City, Texas, subject to the following condition: Verification that a TxDot Access Permit has been issued for access to SH 198, and that construction of the access and connecting roads (Hillsdale Drive, Erickson, Early Way, and Twin Creeks) is complete or otherwise secured through an approved mechanism. (City Planner)

Robert Edwards made a motion to take action on a request from Hillsdale Development Group LP to approve a preliminary plat for Hillsdale Phase 2, a 5.79-acre tract, situated in the J. P. Brown survey, abstract No. 59 for a private subdivision of 23 single-family lots and three open-space lots in the City of Gun Barrel City, Texas, subject to the following condition: Verification that a TxDot Access Permit has been issued for access to SH 198, and that construction of the access and connecting roads (Hillsdale Drive, Erickson, Early Way, and Twin Creeks) is complete or otherwise secured through an approved mechanism. April Burns seconded and all members voted yes to approve. Motion passes.

9. ADJOURNMENT

The City Council adjourned the meeting at 7:35 p.m.

Attest:


Janet Dillard, City Secretary

Approved:


Brian Crull, Mayor