

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, July 14, 2025, at 6:00 PM.

1. **CALL TO ORDER** – Chairperson, Kate Weller 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 Chairperson, Kate Weller and Board members Rob Rea, DeeAnne Jones, Gilbert Shelby, Sharla Johnson and Mike Wilmoth. Ava Towner was absent.
3. **CITIZEN COMMENTS (Limited to five minutes)**

There were no citizen comments.

4. **NEW BUSINESS**

- 4.A Consider and take action to approve the May 12th and May 22, 2025, meeting minutes. (City Secretary)

Sharla Johnson made a motion to approve the May 12th and 22nd meeting minutes. Rob Rea seconded, and all members voted yes to approve. Motion passes.

- 4.B 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.

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

- 4.C Consider and take action to make a recommendation to the City Council 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, Brittany Anderson gave a PowerPoint presentation for the requested replat including a timeline of events, notification to surrounding property owners, and zoning regulations for the property. Anderson concluded with a detailed layout illustrating how the replat aligns with zoning requirements and overall configuration.

Gilbert Shelby made a motion to make a recommendation to the City Council 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. Sharla Johnson seconded, and all members voted yes to approve. Motion passes.

- 4.D 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).

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

- 4.E Consider and take action to make a recommendation to the City Council 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).

City Planner, Brittany Anderson presented a PowerPoint presentation for the requested rezone including a timeline of events and notification to surrounding property owners. The property currently holds a single-family home, and the goal is to subdivide the tract to allow for one additional home. The requested zoning is designed to support low-density, single-family development and it was noted that the surrounding area is transitioning toward residential development. A proposed conceptual layout of the tract separating it into two residential lots was shown and it was confirmed that the property would need to be replatted before a second home could be constructed. Access would be provided through an existing drive and a proposed private drive. The presentation concluded with staff recommendation for approval as it aligns with the city's comprehensive plan.

DeeAnna Jones made a motion to make a recommendation to the City Council 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). Rob Rea seconded, and all members voted yes to approve. This recommendation will be forwarded to the City Council.

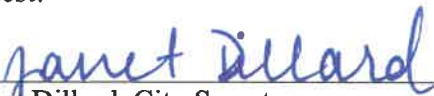
- 4.F Discussion and final review of the updated 2025 P&Z Rules and Procedures.

Chairperson, Kate Weller advised the subcommittee believes this is the final copy they would like considered for approval. Weller made note of two things stating this is not a comprehensive list of everything that involves Planning and Zoning. A citation of the Code of Ordinances regarding Planning was added to the top of the page for reference. Weller mentioned the addition of Section three – Recording of a vote which includes clarification of conflict of interest,

abstention and disqualify recusal. No action was taken, and it was noted these rules and procedures would be on the next agenda for approval.

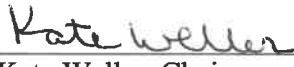
5. ADJOURNMENT – The meeting adjourned at 6:19 p.m.

Attest:



Janet Dillard, City Secretary

Approved:



Kate Weller, Chairperson

