

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 Special Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Tuesday, July 22, 2025, at 5:00 p.m.

1. **CALL TO ORDER** – Chairperson, Kate Weller called the meeting to order at 5:01 p.m.
2. **ROLL CALL & QUORUM** – Roll was called and a quorum established. Members in attendance included Kate Weller, Ava Towner, Sharla Johnson, Rob Rea and Mike Wilmoth. Members absent included Deeann Jones and Gilbert Shelby.

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

Amaris Faith advised she is here tonight to support the residents who will be affected by the Hillsdale Project advising them the city will ensure their safety regarding drainage. Faith continued on, bringing up HOA fees for the new development where the Chair advised Ms. Faith HOA fees are not an item on their agenda for discussion and will not be allowed. Faith concluded by stating she wants to make sure people are going to be safe and not flooded out when this development goes in.

4. **NEW BUSINESS**

- 4.A Public hearing on a request from Hillsdale Development Group LP to make a recommendation to the City Council 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.

Chairperson, Kate Weller opened the public hearing, there were no comments and the hearing was closed.

- 4.B 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 5.79-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 conditions:

1. Approval by City Council of a variance request from Hillsdale Development Group LP to Sections 155.40(b), 155.40(c), and 155.40(d)(1) of the Gun Barrel City Code of Ordinances to allow stormwater drainage infrastructure to be located beneath the private roadways within the subdivision.
2. 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, Brittany Anderson presented a timeline of events relating to the project as well as notifications sent out to property owners residing within 200 feet of the property. Anderson explained the layout reflects a gated, private community design with internal circulation provided by a looped street network. The streets have been upgraded from the originally proposed 26-foot pavement to a 31-foot width with concrete curbs. Utilities are planned within the 50-foot private right-of-way. A summary of two critical conditions tied to the plat were presented including City Council must approve a variance to allow the underground stormwater drainage infrastructure to be placed beneath the private roads.

This request is a departure from the typical ordinance standard, which requires drainage utilities to be placed outside of the roadway pavement for easier long-term maintenance.

Second, access to SH 198 is a key issue. The subdivision is currently landlocked, and access is proposed via Hillsdale Drive, Erickson, Early Way, and Twin Creeks existing Henderson County roads. Plat approval is contingent upon the developer securing a TxDOT access permit and providing confirmation that the road improvements will be completed or bonded.

In short, both conditions, variance approval and access confirmation must be resolved before final plat approval can proceed.

Anderson discussed engineering and design changes that have been made since the original plat was conditionally approved including elimination of open-ditch stormwater drainage, right of way width reduction from 60-feet to 50-feet and an upgrade to the internal street design.

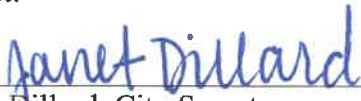
Sections 155.40(a)(b) and (d)(1) requirements were called out and the presentation concluded with a staff recommendation to approve contingent on Council granting a variance for stormwater infrastructure and receipt of the TxDot access permit.

Sharla Johnson made a motion 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 conditions: 1. Approval by City Council of a variance request from Hillsdale Development Group LP to Sections 155.40(b), 155.40(c), and 155.40(d)(1) of the Gun Barrel City Code of Ordinances to allow stormwater drainage infrastructure to be located beneath the private roadways within the subdivision. 2. 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. Ava Towner seconded, and all members voted yes to approve. Motion passes.

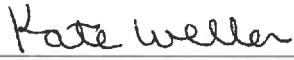
5. ADJOURNMENT – The meeting adjourned at 5:22 p.m.

Attest:



Janet Dillard, City Secretary

Approved:



Kate Weller, Chairperson

