



PLANNING AND ZONING COMMISSION MEETING AGENDA

The Planning and Zoning Commission of the City of Gun Barrel City, Texas will meet in a Regular Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Wednesday, January 14, 2026 at 6:00 PM.

- 1. CALL TO ORDER**
- 2. ROLL CALL & QUORUM**
- 3. CITIZEN COMMENTS (Limited to five minutes)**

Citizen Comments are accepted for items on this agenda. No other issue can be addressed. Any person desiring to speak must fill out the comment form prior to the gaveling to order of the meeting. Individual citizen comments are limited to five minutes and minutes are not transferable to another citizen. Any person desiring to speak must be recognized by the presiding officer and come to the podium. Commissioners will not respond to comments during the public hearing but may refer to them during their discussion of the issue.

4. NEW BUSINESS

- 4.A Consider and take action to approve the December 8, 2025, meeting minutes.
- 4.B Consider and take action to approve the 2026 P&Z meeting schedule.
- 4.C Public hearing for a request from Gun Barrel 606 Estate LLC. approving a preliminary plat for 606 E. Main Street, Gun Barrel City, Texas 75156, a 14.63-acre tract, situated in the G.T. Walters survey, abstract no. 794 for 73 single family lots and one daycare lot located in the City of Gun Barrel City, Texas, 75156.
- 4.D Consider and take action to make a recommendation to the City Council on a request from Gun Barrel 606 Estate LLC. approving a preliminary plat for 606 E. Main Street, Gun Barrel City, Texas 75156, a 14.63-acre tract, situated in the G.T. Walters survey, abstract no. 794 for 73 single family lots and one daycare lot located in the City of Gun Barrel City, Texas, 75156.
- 4.E Public hearing on a request from Gun Barrel 606 Estate LLC. for a special use permit for a daycare facility situated in the G.T. Walters survey, Abstract No. 794, Block B, Lot 12 of the new subdivision (Main Street Addition) formerly known as 606 E. Main Street, Gun Barrel City, Texas, owned by Syed Nasir Ali

Rizvi.

- 4.F Consider and take action to make a recommendation to the City Council on a request from Gun Barrel 606 Estate LLC. for a special use permit for a daycare facility situated in the G.T. Walters survey, Abstract No. 794, Block B, Lot 12 of the new subdivision (Main Street Addition) formerly known as 606 E. Main Street, Gun Barrel City, Texas, owned by Syed Nasir Ali Rizvi.

5. ADJOURNMENT

Attest:

Approved:

Janet Dillard, City Secretary

Angela Smith, City Manager

I certify that this Notice of Meeting was posted in a glass-enclosed case in front of City Hall at 1716 West Main Street, Gun Barrel City, Texas, and available for viewing by the public 72 hours prior to the meeting date and time above, as well as at the City's website at www.gunbarrelcity.gov.

Janet Dillard, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary Office at (903) 887-1087 for further information.

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, December 8, 2025, at 6:00 p.m.

1. **CALL TO ORDER** – Chairperson, Sharla Johnson called the meeting to order at 6:00 p.m. Roll was called and a quorum established. Item 3 followed item 1.

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

There were no citizen comments.

3. **ROLL CALL & QUORUM** - Members in attendance included Sharla Johnson, Gilbert Shelby, Ava Towner and Deann Jones.

4. **NEW BUSINESS**

4.A Consider and take action to approve the October 14, 2025, meeting minutes.

Ava Towner made a motion to approve the October 14, 2025, meeting minutes. Gilbert Shelby seconded and all members voted yes to approve. Motion carries.

4.B Consider and take action to approve a site plan from Hillsdale Development Group LP for Hillsdale Phase 2, a 5.809-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.

Brittany Anderson presented a PowerPoint presentation to the commission. Key notes included details and a recommendation from staff regarding the private Hillsdale development – Phase 2 noting all streets, drainage and utilities will be privately maintained.

Blake Bassett with Hillsdale shared their vision of the development, noting changes made to their original rural feel development such as an underground storm water drainage system and the hiring of a third-party inspection engineering firm to monitor progress and ensure compliance with their engineering standards.

Deann Jones made a motion to approve a site plan for Hillsdale Development Group LP for Hillsdale Phase 2, a 5.809-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. Gilbert Shelby seconded and all members voted yes to approve. Motion carries.

- 4.C Consider and take action to approve a site plan for Enriched Life Medical Center, owned by Enriched Life Medical PLLC, physically located at 413 Church Street, described as Tract 11-MM in the G. T. Walters Survey, Abstract 794.

City Planner, Brittany Anderson presented a PowerPoint presentation. Key notes included the development will be a two-building outpatient medical campus and meets the standards for the B-2 medical clinic district.

Dr. Rich shared his excitement for the project and is eager to get started and be able to extend medical services to residents in the area.

Gilbert Shelby made a motion to approve a site plan for Enriched Life Medical Center, owned by Enriched Life Medical PLLC, physically located at 413 Church Street, described as Tract 11-MM in the G. T. Walters Survey, Abstract 794. Ava Towner seconded and all members voted yes to approve. Motion carries.

5. ADJOURNMENT – The meeting adjourned at 6:36 p.m.

Attest:

Approved:

Janet Dillard, City Secretary

Sharla Johnson, Chairperson

2026 Meeting Schedule Planning & Zoning Commission & City Council

(Please note: all meeting dates are subject to change)

The Planning and Zoning Commission and the City Council meet in the Council Chambers at
City Hall

located at 1716 W. Main Street Gun Barrel City, TX 75156

Plats/Rezone Special Use/ Site Plans Submittal <u>Deadline</u>	Meeting #1 Planning & Zoning Commission <u>Meeting Dates</u> 6:00 p.m.	Meeting #2 (Public hearing) City Council <u>Meeting Dates</u> 6:30 p.m.
	<i>2nd Monday of each month</i>	<i>4th Tuesday of each month</i>
December 23, 2025	January 14, 2026	January 27, 2026
January 20, 2026	February 9, 2026	February 24, 2026
February 17, 2026	March 9, 2026	March 24, 2026
March 16, 2026	April 13, 2026	April 28, 2026
April 20, 2026	May 11, 2026	May 26, 2026
May 18, 2026	June 8, 2026	June 23, 2026
June 22, 2026	July 13, 2026	July 28, 2026
July 20, 2026	August 10, 2026	August 25, 2026
August 24, 2026	September 14, 2026	September 22, 2026
September 28, 2026	October 19, 2026	October 27, 2026
October 19, 2026	November 9, 2026	November 17, 2026
November 16, 2026	December 14, 2026	December 15, 2026

PUBLIC NOTICE

Publication Date: January 4th, 2026

The Monitor

The Gun Barrel City public hearings will be held at City Hall, located at 1716 West Main Street, Gun Barrel City, Texas, on the following dates:

- **Planning and Zoning Commission:** Wednesday, January 14, 2026, at 6:00 PM
- **City Council:** Tuesday, January 27, 2026, at 6:30 PM

These hearings will discuss:

- Public Hearing for a request from Gun Barrel 606 Estate LLC to approve a preliminary plat for 606 E. Main Street Gun Barrel City TX 75156, a 14.63-acre tract, situated in the G. T. Walters Survey, abstract NO. 794 for 73 single family lots and one Daycare lot located in the City of Gun Barrel City, TX 75156.
- Granting a special use permit for a proposed Daycare Facility to be located in the G. T. Walters Survey, abstract No. 794 future neighborhood to be 73 single family lots, as required by 156.034 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT (R-5) (B) Permitted uses under Section (3) Uses permitted by special exception (b) Child day care centers (see § 156.083);.

In accordance with the Gun Barrel City Code of Ordinances, this notice serves as the required public posting in the designated local newspaper.

All interested individuals are encouraged to attend and will be given an opportunity to be heard. If you are unable to attend but would like your views to be included in the public record, you may submit signed written comments referencing the above address prior to the hearing date. Please send written comments to:

Gun Barrel City Hall
1716 W. Main St.
Gun Barrel City, TX 75156

For questions or additional information, please contact:

Brittany Anderson

Gun Barrel City Planner

Phone: 903-887-1087

Email: banderson@gunbarrelcity.gov



PLAT APPLICATION
Fee: Plat Submissions - \$250.00

APPLICATION SUBMITTAL: Applications will be **conditionally** accepted on the presumption that the information, materials and signatures are complete and accurate. Applicants are responsible for submitting complete applications.

Submittal Type: ☒ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Other

Location of property to be platted: ☐ Within City Limits ☐ Extra-Territorial Jurisdiction (ETJ)

Property Address: 606 E MAIN STREET

Legal Description: Being a part of tract 17 in the G.T. Walters Survey, Abstract 794 (14.63 acres)

Subdivision: N/A Lot(s) to be platted: 75

Zoning District: R-5

APPLICANT INFORMATION

Applicant Name: APRIL ROSS Phone: 214-326-1090

Company Name: BURNS SURVEY

Address: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032

Email: platting@burnssurvey.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s).

12-18-2025

Project Representative's Signature (Required)

Date

PROPERTY OWNER INFORMATION

Owner Name: GUN BARRELL 606 ESTATE LLC & SYED NARIS ALI RIZVI Phone: 214-876-5662

Address: 7950 LEGACY DRIVE, SUITE 240, PLANO, TEXAS 75024

Email: nas@arkarchitects.co

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both): I am the owner of the property for which this application is being made. I authorize the above person to submit this application and to correspond with the City of Gun Barrel City regarding this application on my behalf.

Property Owner's Signature (Required)

12/18/2025
Date

City of Gun Barrel City, Texas

1716 W. Main Street | Phone (903)-887-1087 | Fax (903) 887-6666 | www.gunbarrelcity.net



CITY OF GUN BARREL CITY, TEXAS DEED RESTRICTION CERTIFICATION

I, we, the undersigned, do certify that the property covered by the proposed replat or resubdivision, and all property covered by the previous plat and/or resubdivision, all or a portion of which is proposed for replatting or resubdivision, is not limited by any deed restriction or other covenant filed of record to a residential use for not more than two residential units per lot, nor does such proposed replat or resubdivision in anywise alter or attempt to alter, amend, or remove any covenants or restrictions on record.

Syed Nasir Ali Rizvi

Property Owner/s

SWORN AND SUBSCRIBED before me this the 18th day of December, 20 25.

STATE OF: Texas

COUNTY OF: Collin



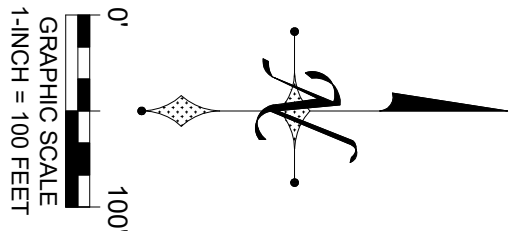
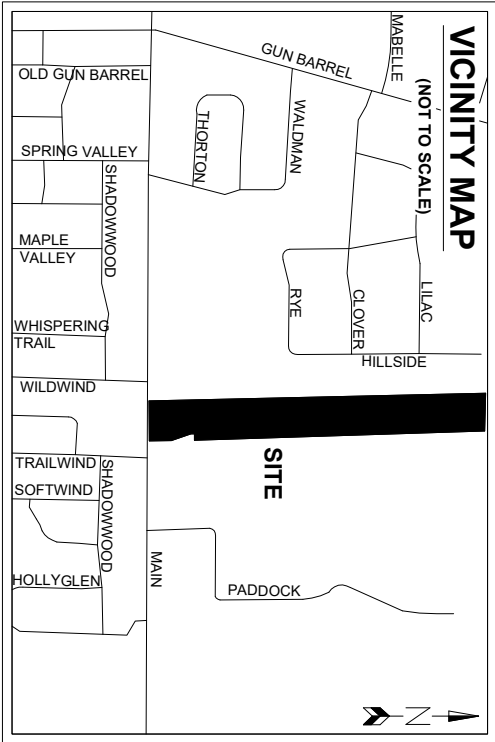
Monica Roberts

Notary Public's signature

MONICA ROBERTS

Printed name

VICINITY MAP



NOTES

1. SEE GEOTECHNICAL REPORT BY GEOSCIENCE ENGINEER LLC, PROJECT NO. 25-DG7693, DATED 24TH SEPTEMBER, 2025 FOR SOIL CLASSIFICATIONS.
2. SILT FENCE, CONSTRUCTION ACCESS, CURB INLET PROTECTION, AREA INLET PROTECTION, WASHOUT STRUCTURE AND SEDIMENT BASIN WILL BE USED TO CONTROL SEDIMENTATION. FOR SWPPP PLAN REFER TO SHEET SWPPP-01 AND SWPPP-02.
3. FOR STORM DRAINAGE IMPROVEMENT PLAN REFER TO CIVIL PLAN SHEET PDAM-01 & PDAM-02.
4. FOR WASTEWATER AND WATER IMPROVEMENT REFER TO CIVIL PLAN SHEET UP-01, UP-02, UP-03, & UP-04.

LEGEND

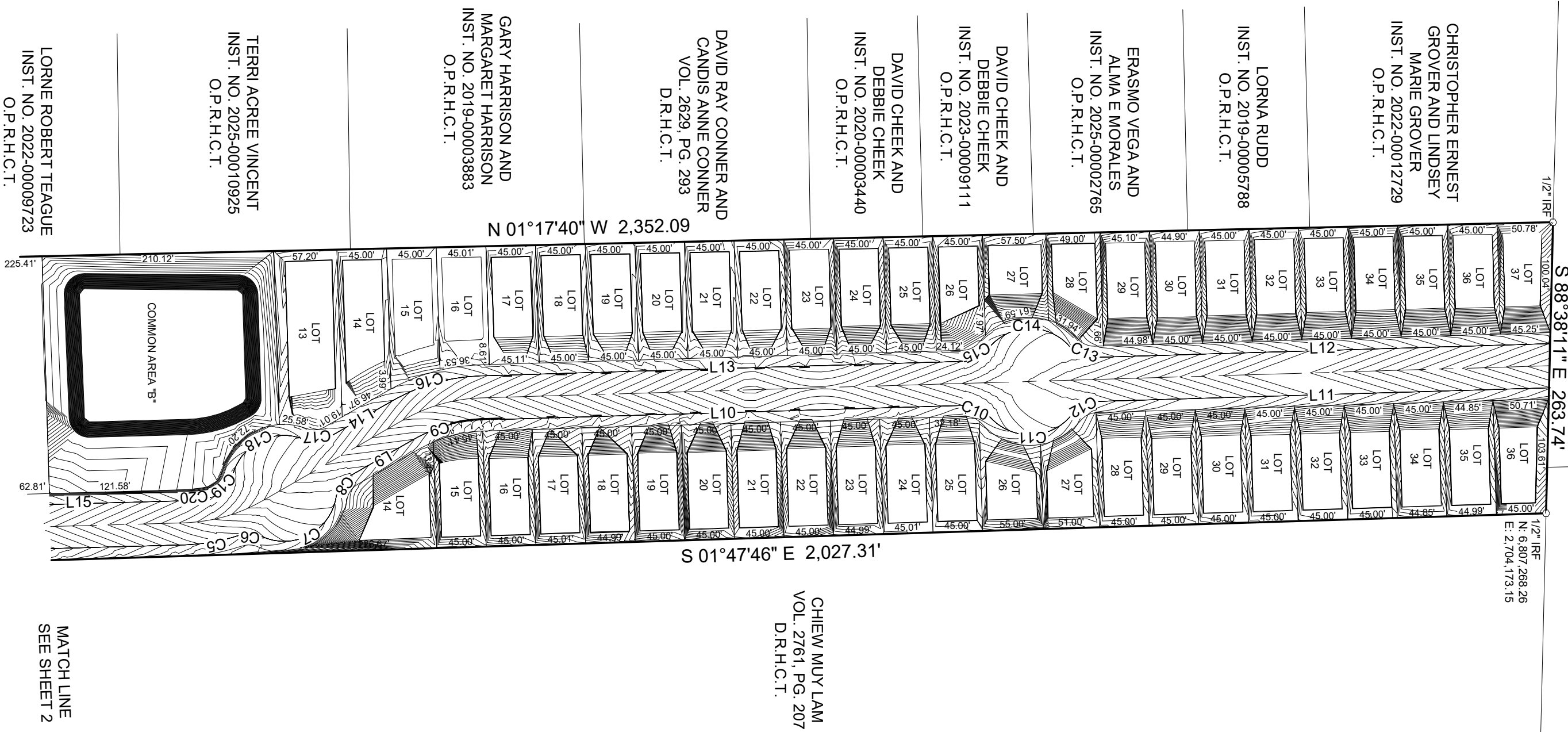
D.R.H.C.T. DEED RECORDS, HENDERSON COUNTY, TEXAS
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HENDERSON COUNTY, TEXAS
I.R.H.C.T. INSTRUMENT RECORDS, HENDERSON COUNTY, TEXAS
B.L.O.W. BUILDING LINE
E.S.M.T. EASEMENT
I.R.S. IRON ROD FOUND
F.P.F. FENCE POST FOUND
Y.C. YELLOW PLASTIC CAP

NOTES

1. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
3. SETTING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 75 LOTS FROM AN UNPLATTED TRACT OF LAND.
5. THIS TRACT OF LAND DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FEMA FIRM PANEL NO. 48213C0100E, DATED 04/06/2010.
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-5, ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
7. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE RESERVED FOR DRAINAGE PURPOSE ONLY.
8. A PORTION OF THIS PROPERTY IS SUBJECTED TO THE RULES, REGULATIONS, AND ZONING ORDINANCES IMPOSED BY GUN BARREL CITY.
9. LOT 12 IS RESERVED FOR DAYCARE LEARNING CENTER.
10. ALL TOPOGRAPHY SHOWN ON THIS PLAT IS PROPOSED AND WAS PROVIDED TO BURNS SURVEYING FROM ARK ARCHITECTS.

MABANK INDEPENDENT
SCHOOL DISTRICT
INST. NO. 2024-00012973
O.P.R.H.C.T.

MABANK INDEPENDENT
SCHOOL DISTRICT
INST. NO. 2024-00012972
O.P.R.H.C.T.



LINE TABLE

NO.	LENGTH	BEARING
L1	44.21'	S 89°15'41" W
L2	25.78'	S 01°15'05" E
L3	143.11'	S 18°44'55" E
L4	153.16'	S 00°51'20" E
L5	89.59'	N 00°00'00" E
L6	121.92'	N 32°40'42" E
L7	319.15'	N 01°46'35" W
L8	117.08'	N 28°49'37" E
L9	65.04'	N 29°49'55" W
L10	437.85'	N 01°43'21" W
L11	410.57'	N 01°43'38" W
L12	412.90'	N 01°43'21" W
L13	437.83'	N 01°43'21" W
L14	65.98'	N 29°50'08" W
L15	184.39'	N 01°36'20" W
L16	118.36'	N 28°49'30" E
L17	315.00'	N 01°47'00" W
L18	117.11'	N 32°42'04" E
L19	90.40'	N 00°03'47" W

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	120.01'	69.17'	Δ=33°01'26"	N 16°11'19" E	68.22'
C2	180.00'	99.03'	Δ=31°31'18"	N 15°24'32" E	97.78'
C3	120.00'	64.11'	Δ=30°36'39"	N 13°31'17" E	63.35'
C4	220.00'	70.89'	Δ=18°27'44"	N 19°35'45" E	70.58'
C5	220.00'	36.49'	Δ=09°30'12"	N 13°28'16" W	36.45'
C6	20.00'	14.78'	Δ=42°20'06"	N 02°58'03" E	14.44'
C7	58.00'	105.36'	Δ=104°04'33"	N 27°55'32" W	91.46'
C8	20.00'	17.50'	Δ=50°07'54"	N 54°53'52" W	16.95'
C9	119.54'	58.87'	Δ=28°13'02"	N 15°46'42" W	58.28'
C10	20.00'	17.50'	Δ=50°07'48"	N 23°20'33" E	16.95'
C11	58.00'	101.52'	Δ=100°17'02"	N 01°44'04" W	89.05'
C12	20.00'	16.57'	Δ=47°28'55"	N 28°08'07" W	16.10'
C13	20.00'	17.49'	Δ=50°06'57"	N 23°20'07" E	16.94'
C14	58.00'	101.50'	Δ=100°15'44"	N 01°44'23" W	89.03'
C15	20.00'	17.51'	Δ=50°09'00"	N 26°47'51" W	16.95'
C16	180.01'	88.30'	Δ=28°06'19"	N 15°46'42" W	87.42'
C17	18.00'	15.97'	Δ=50°50'04"	N 04°24'42" W	15.45'
C18	58.00'	97.78'	Δ=96°35'26"	N 27°17'23" W	86.60'
C19	18.00'	20.05'	Δ=63°49'23"	N 43°40'24" E	19.03'
C20	120.17'	21.28'	Δ=10°08'47"	N 06°41'20" E	21.25'
C21	120.85'	63.73'	Δ=30°12'44"	N 13°36'38" W	62.99'
C22	181.66'	94.31'	Δ=29°44'45"	N 13°24'23" E	93.26'
C23	118.72'	72.46'	Δ=34°58'20"	N 15°24'29" E	71.34'
C24	180.00'	103.48'	Δ=32°56'16"	N 16°13'56" E	102.06'

LOT AREA TABLE

CHEW MUY LAM
VOL. 2761, PG. 207
D.R.H.C.T.

LOT	BLOCK	ACREAGE	SQUARE FEET
1	A	0.131	5,717
2	A	0.109	4,746
3	A	0.106	4,599
4	A	0.126	5,509
5	A	0.171	7,468
6	A	0.107	4,668
7	A	0.107	4,666
8	A	0.107	4,664
9	A	0.107	4,662
10	A	0.107	4,660
11	A	0.107	4,658
12	A	0.107	4,667
13	A	0.254	11,048
14	A	0.161	7,003
15	A	0.106	4,606
16	A	0.109	4,743
17	A	0.109	4,739
18	A	0.109	4,734
19	A	0.109	4,730
20	A	0.108	4,726
21	A	0.108	4,722
22	A	0.108	4,717
23	A	0.108	4,713
24	A	0.108	4,709
25	A	0.109	4,735
26	A	0.105	4,582
27	A	0.103	4,502
28	A	0.108	4,691
29	A	0.108	4,687
30	A	0.108	4,683
31	A	0.107	4,679
32	A	0.107	4,675
33	A	0.107	4,671
34	A	0.107	4,655
35	A	0.107	4,662
36	A	0.117	5,114

LOT AREA TABLE

LOT	BLOCK	ACREAGE	SQUARE FEET
1	B	0.220	9,564
2	B	0.119	5,180
3	B	0.121	5,272
4	B	0.121	5,256
5	B	0.120	5,240
6	B	0.120	5,224
7	B	0.120	5,208
8	B	0.119	5,192
9	B	0.119	5,176
10	B	0.120	5,249
11	B	0.133	5,773
12	B	0.896	43,389
13	B	0.207	9,038
14	B	0.143	6,245
15	B	0.121	5,287
16	B	0.111	4,846
17	B	0.110	4,786
18	B	0.110	4,772
19	B	0.109	4,759
20	B	0.109	4,745
21	B	0.109	4,731
22	B	0.108	4,717
23	B	0.108	4,703
24	B	0.108	4,690
25	B	0.107	4,676
26	B	0.105	4,576
27	B	0.104	4,533
28	B	0.104	4,534
29	B	0.106	4,614
30	B	0.106	4,600
31	B	0.105	4,587
32	B	0.105	4,573
33	B	0.105	4,559
34	B	0.104	4,545
35	B	0.104	4,532
36	B	0.104	4,518
37	B	0.111	4,838

PRELIMINARY PLAT
MAIN STREET ADDITION
LOTS 1-36, BLOCK A
LOTS 1-37, BLOCK B

COMMON AREAS "A" AND "B"

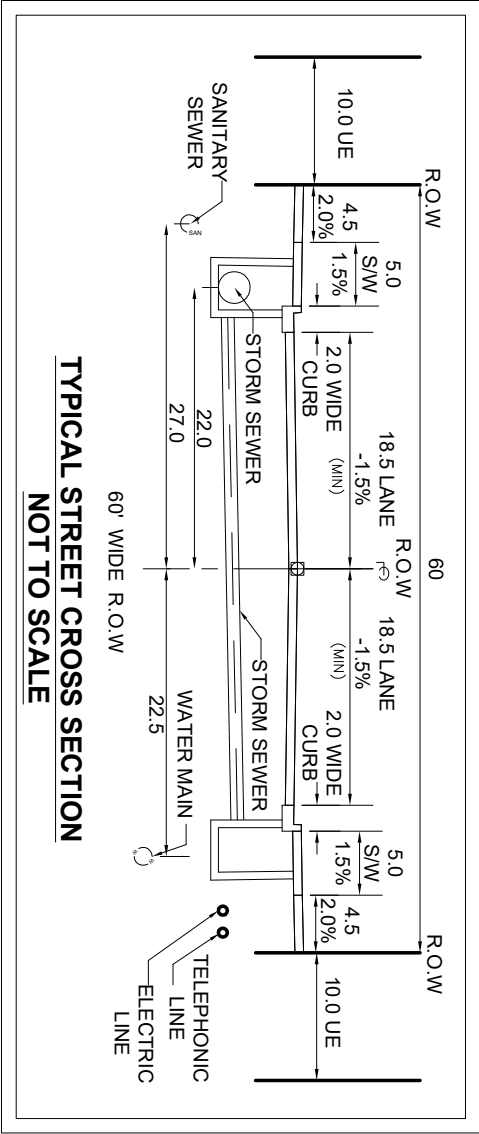
BEING 14.633 ACRES OF LAND SITUATED IN
THE GEORGE T. WALTERS SURVEY,
ABSTRACT NUMBER 794
GUN BARREL CITY, HENDERSON COUNTY,
TEXAS



PROFESSIONAL LAND SURVEYORS

BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 328-1090
JOB NO.: 202501261 DATE: 10/14/2025 DRAWN BY: ANR

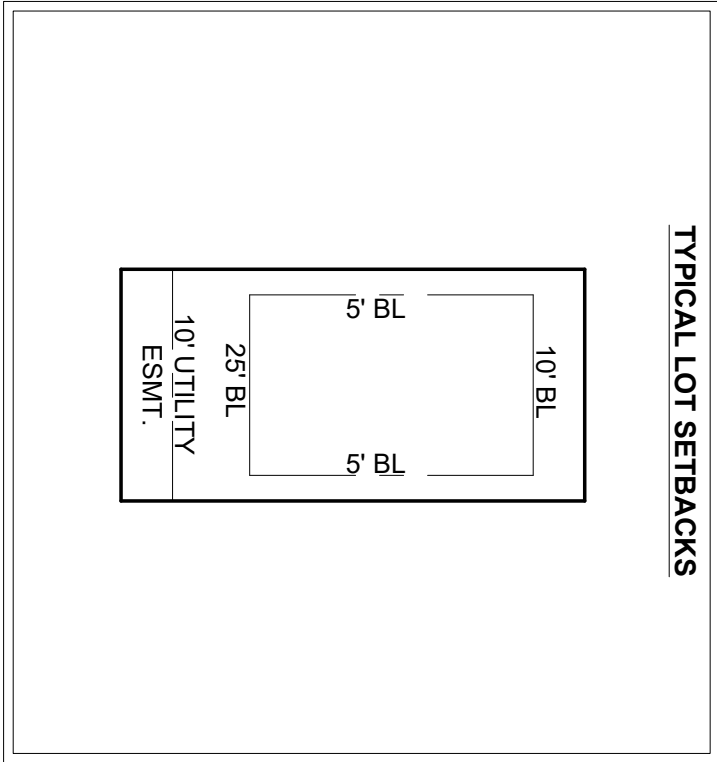
OWNER: GUN BARRELL, 606 ESTATES, LLC & SYED NASIR ALI RIZVI
ADDRESS: 7990 LEGACY DRIVE, SUITE 240, PLANO, TEXAS 75024
PHONE: 214-876-5862



TYPICAL STREET CROSS SECTION
NOT TO SCALE

NOTES

1. SEE GEOTECHNICAL REPORT BY GEOSCIENCE ENGINEER, LLC, PROJECT NO. 25-037683, DATED 24TH SEPTEMBER, 2023 FOR SOIL CLASSIFICATIONS.
2. SILT FENCE, CONSTRUCTION ACCESS, CURB, INLET PROTECTION AREA, INLET PROTECTION, WASHOUT STRUCTURE AND SEDIMENT BASIN WILL BE USED TO CONTROL SEDIMENTATION. FOR SWPP PLAN REFER TO SHEET SWPPP-01 AND SWPPP-02.
3. FOR STORM DRAINAGE IMPROVEMENT PLAN REFER TO CIVIL PLAN SHEET PDAM-01 & PDAM-02.
4. FOR WASTEWATER AND WATER IMPROVEMENT REFER TO CIVIL PLAN SHEET UP-01, UP-02, UP-03 & UP-04.



LEGEND
D.R.H.C.T. DEED RECORDS, HENDERSON COUNTY, TEXAS
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HENDERSON COUNTY, TEXAS
M.R.H.C.T. MAP RECORDS, HENDERSON COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
BL BUILDING LINE
ESMT EASEMENT
IR IRON ROD FOUND
IPS IRON POST FOUND
FPE FENCE POST FOUND
YC YELLOW PLASTIC CAP

NOTES

1. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
3. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 75 LOTS FROM AN UNPLATTED TRACT OF LAND.
5. THIS TRACT OF LAND DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FEMA FIRM PANEL NO. 48213C0100E, DATED 04/05/2010.
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-5. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
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9. LOT 12 IS RESERVED FOR DAYCARE LEARNING CENTER.
10. ALL TOPOGRAPHY SHOWN ON THIS PLAT IS PROPOSED AND WAS PROVIDED TO BURNS SURVEYING FROM ARCHITECTS.

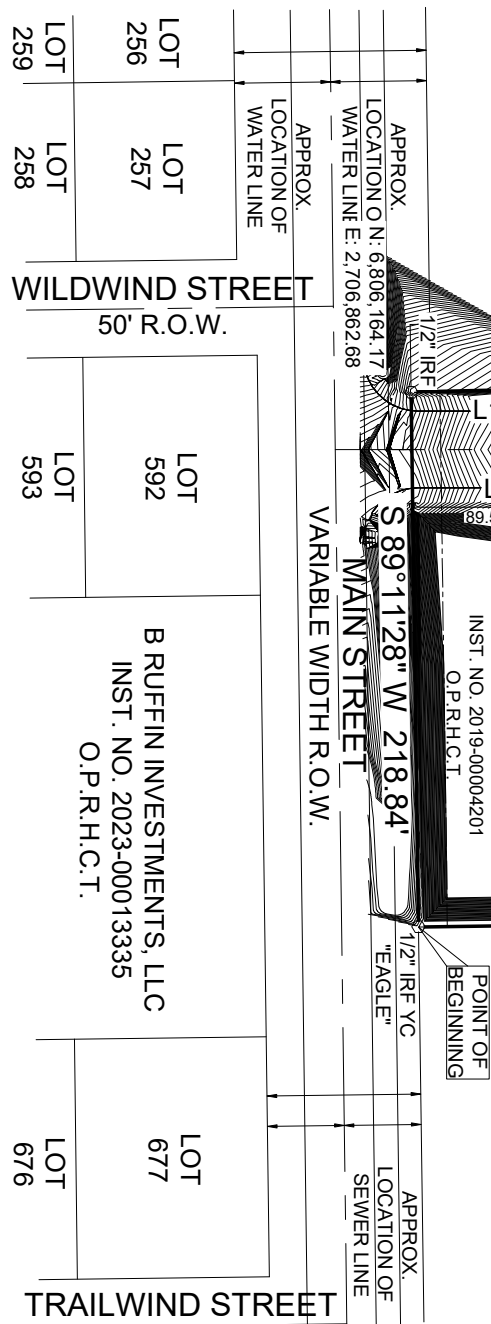
LORNE ROBERT TEAGUE
INST. NO. 2022-0009723
O.P.R.H.C.T.

LORNE ROBERT TEAGUE
INST. NO. 2022-0009723
O.P.R.H.C.T.

CHEW MUY LAM
VOL. 2761, PG. 207
D.R.H.C.T.

JOHNNY D REYNOLDS
VOL. 1944, PG. 276
D.R.H.C.T.

MARTIN G BARRON AND
VALERIA E TOVAR
INST. NO. 2024-000995
O.P.R.H.C.T.



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS Syed Nasir Ali Rizvi and Gun Barrel 606 Estate LLC are the owners of a 14.633 acre tract of land situated in the George T. Walters Survey, Abstract Number 794, Gun Barrel City, Henderson County, Texas, same being that tract of land conveyed to Syed Nasir Ali Rizvi by General Warranty Deed with Vendor's Lien recorded in Instrument Number 2024-00009672, Official Public Records, Henderson County, Texas, and that tract of land conveyed to Gun Barrel 606 Estate LLC by General Warranty Deed recorded in Instrument Number 2024-00009754, Official Public Records, Henderson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow cap stamped "EAGLE" for corner, said corner being the Southwest corner of a tract of land conveyed to Johnny D. Reynolds by deed recorded in Volume 1944, Page 276, Deed Records, Henderson County, Texas, same lying along the North Right-of-Way line of Main Street (a variable width Right-of-Way line);

THENCE South 89 degrees 11 minutes 28 seconds West, a distance of 218.94 feet to a 1/2 inch iron rod found for corner, said corner lying along the North Right-of-Way line of said Main Street, same being the Southeast corner of a tract of land conveyed to Martin G. Barron and Valeria E. Tovar by deed recorded in Instrument Number 2024-0000995, Official Public Records, Henderson County, Texas;

THENCE North 01 degree 17 minutes 40 seconds West, a distance of 2,352.09 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Christopher Ernest Grover and Lindsay Marie Grover by deed recorded in Instrument Number 2022-00012729, Official Public Records, Henderson County, Texas, same lying along the South line of a tract of land conveyed to Syed Nasir Ali Rizvi by deed recorded in Instrument Number 2024-00012972, Official Public Records, Henderson County, Texas;

THENCE South 01 degree 47 minutes 46 seconds East, a distance of 2,027.31 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Chew Muy Lam by deed recorded in Volume 2761, Page 207, Deed Records, Henderson County, Texas;

THENCE South 00 degrees 51 minutes 20 seconds East, a distance of 153.16 feet to the POINT OF BEGINNING and containing 637.422 square feet or 14.633 acres of land.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances, rules, and regulations of the City of Ellis, Texas.

WITNESS MY HAND AT _____ TEXAS this _____ day of _____ 20____.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3891

"Preliminary, this document shall not be recorded for any purpose."

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3891, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

OWNERS DEDICATION

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

That Gun Barrel 606 Estate LLC, acting by and through their duly authorized agent _____, and Syed Nasir Ali Rizvi, do/does hereby adopt this plat designating the hereinabove described property as MAIN STREET ADDITION.

Witness my hand at _____ 20____. This _____ day of _____, Texas.

Owner: Gun Barrel 606 Estate LLC
Agent: _____

STATE OF TEXAS §
COUNTY OF ELLIS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Marzieh Moghadasgharfaraohi, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____ 20____. This _____ day of _____, Texas.

Notary Public in and for the State of Texas
My commission expires: _____

Witness my hand at _____ 20____. This _____ day of _____, Texas.

Owner: Syed Nasir Ali Rizvi

STATE OF TEXAS §
COUNTY OF ELLIS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Syed Nasir Ali Rizvi, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____ 20____. This _____ day of _____, Texas.

Notary Public in and for the State of Texas
My commission expires: _____

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

Approved this _____ day of _____, 2025, by the Planning and Zoning Commission of the City of Gun Barrel City, Texas.

Chairman, Planning and Zoning Commission
Attest: _____

Commission Secretary

CERTIFICATE THAT SANITARY SEWER IS AVAILABLE AND NO O.S.F. WILL BE ALLOWED
Approved this _____ day of _____, 2025, by Tarrant Regional Water District.

Chairman, Planning and Zoning Commission

CERTIFICATE OF APPROVAL BY CITY COUNCIL
Approved this _____ day of _____, 2025, by the City Council of the City of Gun Barrel City, Texas.

Mayor
Attest: _____

City Secretary



PROFESSIONAL LAND SURVEYORS
BARRY S. RHODES - R.P.L.S. NO. 3891 - FIRM NO. 10194366
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202501261 DATE: 10/14/2025 DRAWN BY: ANR

PRELIMINARY PLAT
MAIN STREET ADDITION
LOTS 1-36, BLOCK A
LOTS 1-37, BLOCK B
COMMON AREAS "A" AND "B"
BEING 14.633 ACRES OF LAND SITUATED IN
THE GEORGE T. WALTERS SURVEY,
ABSTRACT NUMBER 794
GUN BARREL CITY, HENDERSON COUNTY,
TEXAS
OWNER: GUN BARRELL 606 ESTATES LLC & SYED NASIR ALI RIZVI
ADDRESS: 7950 LEGACY DRIVE, SUITE 240, PLANO, TEXAS 75024
PHONE: 214-876-5662



Planning & Zoning Commission Report

January 14, 2026

Title:

Consider and make a recommendation to City Council on a request to approve a Preliminary Plat for the proposed subdivision located at 606 E. Main Street, consisting of 73 residential lots, two common areas, and one lot designated for a daycare use, on approximately 14.633 acres out of the G.T. Walters Survey, Abstract No. 794, within the City of Gun Barrel City, Texas.

Executive Summary:

The applicant has submitted a request for Planning & Zoning Commission consideration and recommendation regarding a Preliminary Plat for a proposed residential subdivision located at 606 E. Main Street. The preliminary plat proposes 73 residential lots, two common areas, and one lot designated for a daycare use on approximately 14.633 acres and is zoned R-5.

The preliminary plat application has been reviewed by staff for administrative completeness in accordance with Chapter 155 (Subdivision Regulations) of the City of Gun Barrel City Code of Ordinances. The application has been forwarded to the City's contracted engineer, Mundo & Associates, Inc., for technical and engineering review. Engineer comments were pending at the time this staff report was prepared and may be addressed through conditions of approval.

Background Information:

- **Applicant/Owner:** Gun Barrel 606 Estate LLC & Syed Nasir Ali Rizvi
- **Proposed Use:** 73 residential lots with a Daycare located on one and two common areas
- **Zoning:** R-5 – Single Family Detached Residential District

Public Notices:

- December 30, 2025 – Public hearing notice sent to the newspaper.
- December 30, 2025 – Letters mailed to property owners within 200 feet.
- January 04, 2026 – Public hearing notice published in the newspaper.

Meeting Dates:

- January 14, 2026 – Planning & Zoning Commission Meeting.
 - January 27, 2026 – Regular City Council Meeting.
-



Planning & Zoning Commission Report

City Engineer Review:

The preliminary plat has been transmitted to the City's contracted engineer, Mundo & Associates, Inc., for review of technical compliance with the City's Subdivision Regulations, including drainage, utilities, street design, and applicable engineering standards.

Engineer comments were pending at the time this staff report was prepared and will be provided to the Planning & Zoning Commission once received. Any required revisions or clarifications identified by the City Engineer may be addressed through conditions of approval, as allowed by Section 155.22(B)(2)(b).

Staff Analysis:

Staff has verified that the applicant submitted the required preliminary plat materials in accordance with Chapter 155 and forwarded the submittal to the City's contracted engineer, Mundo & Associates, Inc., for review of compliance with the City's Subdivision Regulations.

The preliminary plat depicts 73 residential lots, two common areas, and one lot intended for a daycare facility. Development of the daycare lot is contingent upon approval of a Special Use Permit and compliance with all applicable City ordinances.

Engineering comments, once received, may be addressed through conditions of approval.

Staff Recommendation:

This recommendation will be provided once feedback has been received from the engineer.

It is important to note that P&Z must either approve, approve with conditions or deny this preliminary plat. If the plat is denied, a legal reason for denial must be stated by the person making the motion. Specifics related to the staff recommendation will be provided once the Engineering report is received.



Planning & Zoning Commission Report

Possible Commission Actions / Motions:

Option 1 – Recommend Conditional Approval

“I move that the Planning & Zoning Commission recommend conditional approval to City Council of the Preliminary Plat for the subdivision located at 606 E. Main Street, consisting of 73 residential lots, two common areas, and one lot intended for a daycare facility, subject to compliance with all comments and recommendations from the City’s contracted engineer, Mundo & Associates, Inc., further subject to the condition that development of the daycare lot is contingent upon approval of a Special Use Permit and compliance with all applicable City ordinances.”

Option 2 – Recommend Approval

“I move that the Planning & Zoning Commission recommend approval to City Council of the Preliminary Plat for the subdivision located at 606 E. Main Street, consisting of 73 residential lots, two common areas, and one lot intended for a daycare facility.”

Option 3 – Recommend Denial (with findings)

“I move that the Planning & Zoning Commission recommend denial of the Preliminary Plat for the subdivision located at 606 E. Main Street due to the following findings of noncompliance with the City of Gun Barrel City Subdivision Regulations: [state specific ordinance section(s) and the corresponding deficiencies].”

SPECIAL USE PERMIT SCHEDULE
Gun Barrel 606 Estate LLC
Marzieh Moghadas and Maya Danyaal, Requester
Syed Nasir Ali Rizvi, Property Owner
Marzieh@arkarchitects.co/Maya@arkarchitects.co
606 E Main Street, Gun Barrel City, TX 75156 (New Subdivision)

- 12/30/25 Public hearing notice sent to paper.
- 12/30/25 Letters mailed to property owners within 200 feet of the property.
- 01/04/26 P&Z & City Council public hearing notice published in paper - at least 15 days prior to the City Council meeting.
- 01/14/26 P&Z Meeting with the following items:

Public Hearing on a request from Gun Barrel 606 Estate LLC. for a special use permit for a Daycare facility situated in the George T. Walters survey, Abstract number 794, Block B, Lot 12 of the New Subdivision (Main Street Addition) formerly known as 606 E Main Street, Gun Barrel City, Texas owned by Syed Nasir Ali Rizvi.

Discuss and/or take action to make a recommendation to the City Council on a request from Gun Barrel 606 Estate LLC. for a special use permit for a Daycare facility situated in the George T. Walters survey, Abstract number 794, Block B, Lot 12 of the New Subdivision (Main Street Addition) formerly known as 606 E Main Street, Gun Barrel City, Texas owned by Syed Nasir Ali Rizvi.

- 01/27/26 Regular City Council Meeting with the following items:

Public hearing on a request from Gun Barrel 606 Estate LLC. for a special use permit for a Daycare facility situated in the George T. Walters survey, Abstract number 794, Block B, Lot 12 of the New Subdivision (Main Street Addition) formerly known as 606 E Main Street, Gun Barrel City, Texas owned by Syed Nasir Ali Rizvi.

Discuss and/or take action to adopt Ordinance #O-2026-00X granting a special use permit to Gun Barrel 606 Estate LLC for a Daycare facility situated in the George T. Walters survey, Abstract number 794, Block B, Lot 12 of the New Subdivision (Main Street Addition) formerly known as 606 E Main Street, Gun Barrel City, Texas owned by Syed Nasir Ali Rizvi.

Applicant Information For Special Use Permit

Special Use Permit

There is sometimes a need to attach conditions to a new use to help it fit into its surrounding area. The special use permit application procedure is intended to provide the opportunity for the Planning & Zoning Commission (P&Z) and the City Council to review each proposed special use and its potential impacts on surrounding properties and land uses, with special regard for the particular circumstances of each case. It is also intended to provide an opportunity for the P&Z to recommend and for the City Council to impose such conditions as are necessary to ensure that the use will be compatible with the surrounding area and consistent with the intent of the particular district.

Application Process

The application process begins when a completed application is filed and accepted by the City Planner. The attached checklist identifies all items that are required before an application is deemed complete. City staff will review the application and accompanying materials and forward them to the P&Z and the City Council. The P&Z holds a public hearing to solicit public comment on the proposal. Following the public hearing, the Commission makes a recommendation to the City Council. The recommendation may be for denial, approval, or approval if certain changes are made.

*The Planning and Zoning Commission meets on the *second Monday of each month at 6:00 pm.*

*The City Council meets on the *fourth Tuesday of each month at 6:30 pm.*

Applicant Guidelines For Special Use Permit

1. Staff Review

The application will first be reviewed by City staff for compliance with City codes, regulations, and policies. The following items must be submitted to the City Secretary before the deadline for the following months meeting date. (See the P&Z meeting dates and deadlines chart)

- ☐ Completed signed application
- ☐ Application fee: \$250.00
- ☐ Plan of operation
- ☐ A survey along with a drawing to scale of the property requested to be granted an SUP.
- ☐ Map/s and/or photos of property and adjoining properties

2. Planning and Zoning Commission (P&Z) Review

Public hearings prior to the P&Z recommendation and the City Council decision are required for all special use request cases in order to give citizens who may be affected by the proposed change an opportunity to voice their support or opposition. When the case is certified and placed on the P&Z agenda, notices of the proposed change are sent by city staff to all property owners within 200 feet of the property on the application, 10 days prior to the P&Z meeting. At the P&Z meeting, the Commission first holds the public hearing and then decides what recommendation it will make to City Council based on the staff report and public input.

3. City Council Review

The staff report, P&Z recommendation, and public response to the proposed special use permit request are then made available to the public, and an additional public hearing is scheduled within 30 days of the initial hearing. By law, this public hearing must be advertised in the newspaper 15 days before it is held. City staff handles all publications.

4. Presentation

It is required that applicants prepare a brief presentation on their proposal for each public hearing.

CITY OF GUN BARREL CITY
Application for Special Use Permit

Address of Site

606 E Main Street, Gun Barrel, TX 75156

Applicant/Owner Information

Name of Owner: SYED NASIR ALI RIZVI,

Name of Business: GUN BARREL 606 ESTATE LLC

Name of applicant (if different): Marzieh Moghadas , Maya Danyaal

Contact E-mail : maya@arkarchitects.co , marzi@arkarchitects.co

Contact Phone : +14695927377, +14695927376

Legal Description

Lot(s) Number: 315,556, Tract/Block(s) Number: TR17

Current zoning: Residential

Acres: 1.0 Subdivision: A0794

Existing & Proposed Use Description

Existing use of the site (empty lot, leased space, etc.): 3 Vacant Lots, only Property identified as ID: 200,052,805 consists of a single existing house, which we will demolish once construction begins.

Description of special use request: The establishment of a day care facility on Lot ID 315,556 encompassing a net area of 9000sft on gross area 1.0 Acre lot. The proposed development will include an outdoor play area designed to meet the recreational and safety needs of the children in care. Also includes car parking for 35 cars. This facility aims to provide a safe, nurturing, and developmentally appropriate environment for early childhood education within the community.

Acknowledgment

I certify that the above information is accurate and complete to the best of my knowledge and that I will be fully prepared to present the above proposal at both the Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the City Secretary. I understand that the full application fee is non-refundable once paid to the city.

Owner Signature: _____

Date: 12/29/2025

Applicant Plan of Operation

All non-residential uses must provide the following information with the application

Describe proposed use

The establishment of a day care facility on Lot ID 315,556 encompassing a net area of 9000sft on gross area 1.0 Acre lot. The proposed development will include an outdoor play area designed to meet the recreational and safety needs of the children in care. Also includes car parking for 35 cars. This facility aims to provide a safe, nurturing, and developmentally appropriate environment for early childhood education within the community.

Indicate hours of operation

7am to 6 30pm

Total number of employees

30

Indicate if any activity or storage is proposed outside the building

Outdoor play area alongside day care school.

Other relevant unique information regarding site

N/A

Applicant Checklist For Special Use Permit

- ☒ Receipt and Recognition of Information & Guidelines for Special Use Permits/Rezoning
- ☒ Completed signed Application

- ☐ ☒ Plan of Operation (for non-residential uses)
- ☐ ☒ Application fee receipt: **Special Use - \$250.00**
- ☐ ☒ A survey along with a drawing to scale of the property requested to be granted an SUP

I certify that the information supplied on this application and the attached materials is accurate and true to the best of my knowledge.

Signature of Owner:  Date: 12/29/2025

For Office Use Only

Reviewed by: _____

Reviewed by: _____

Accepted by: _____ Date: _____

2025 Meeting Schedule Planning & Zoning Commission

& City Council

(Please note: all meeting dates are subject to change)

The Planning and Zoning Commission and the City Council meet in the Council Chambers at City Hall located at 1716 W. Main Street Gun Barrel City, TX 75156

Plats/Rezone Special Use/Site Plans Submittal <u>Deadline</u>	Meeting #1 Planning & Zoning Commission <u>Meeting Dates</u> 6:00 p.m.	Meeting #2 (Public hearing) City Council <u>Meeting Dates</u> 6:30 p.m.
	<i>2nd Monday of each month</i>	<i>4th Tuesday of each month</i>
December 23, 2024	January 13, 2025	January 28, 2025
January 20, 2025	February 10, 2025	February 25, 2025
February 17, 2025	March 10, 2025	March 25, 2025
March 17, 2025	April 14, 2025	April 15, 2025
April 21, 2025	May 12, 2025	May 27, 2025
May 19, 2025	June 9, 2025	June 24, 2025
June 23, 2025	July 14, 2025	July 22, 2025
July 21, 2025	August 11, 2025	August 26, 2025
August 18, 2025	September 8, 2025	September 23, 2025
September 22, 2025	October 20, 2025	October 28, 2025
October 13, 2025	November 10, 2025	November 18, 2025
November 10, 2025	December 8, 2025	December 16, 2025



THIN PROPERTIES, LLC.
1.00 ACRE
2022-00009725

DAYCARE LEARNING CENTER
Scale NTS Conceptual Site Plan

Lot Area = 1 Acre
Building Area = 9000 sf
Parking = 35 cars



ARCHITECT
ARK Architects, Inc.
| ARCHITECTURE |
| PLANNING | INTERIORS |
ONE LEGACY WEST TOWER
7950 S. LEGACY DRIVE SUITE 240,
PLANO, TEXAS 75034
PHONE: (469) 582-7370
CIVIL

LANDSCAPE / IRRIGATION

ELECTRICAL

M.E.P. ENGINEER

OWNER

STAMP

REVISIONS

Revision No.	Revision Date

Designer
Y.Q.
Drawn By
W.K.

PROJECT NO.
1400-XX
SHEET TITLE

SHEET NO.

SINGLE FAMILY RESIDENTIAL AT GUN BARREL DALLAS TX

CONCEPTUAL SITE PLAN



Maya Danyaal
One Legacy West Tower
7950 Legacy Drive, Suite 240
Plano, TX 75024
maya@arkarchitects.co
(469)5927377

City Of Gun Barrel
Planning and Zoning Department
1716 W Main Street,
Gun Barrel City, TX 75156
903-887-1087

Subject: Request for Special Use Permit for Day Care at Property Location 606 E Main Street,
Gun Barrel, TX 75156

Dear Planning and Zoning Department,

I am writing to request a special use permit for Day Care the property located at 606 E Main Street, Gun Barrel, TX 75156. The property, with a lot size of 14.63 Acres, has 3 vacant lots, only Property identified as ID: 200,052,805 consists of a single existing house, which we will demolish once construction begins.

The establishment of a day care facility on Lot ID 315,556 encompassing a net area of 9000sft on gross area 1.0 Acre lot. The proposed development will include an outdoor play area designed to meet the recreational and safety needs of the children in care. Also includes car parking for 35 cars. This facility aims to provide a safe, nurturing, and developmentally appropriate environment for early childhood education within the community.

Anticipated hours of operation are from 7:00 AM to 6:30 PM. Traffic circulation will be managed with designated pick and drop points for cars.



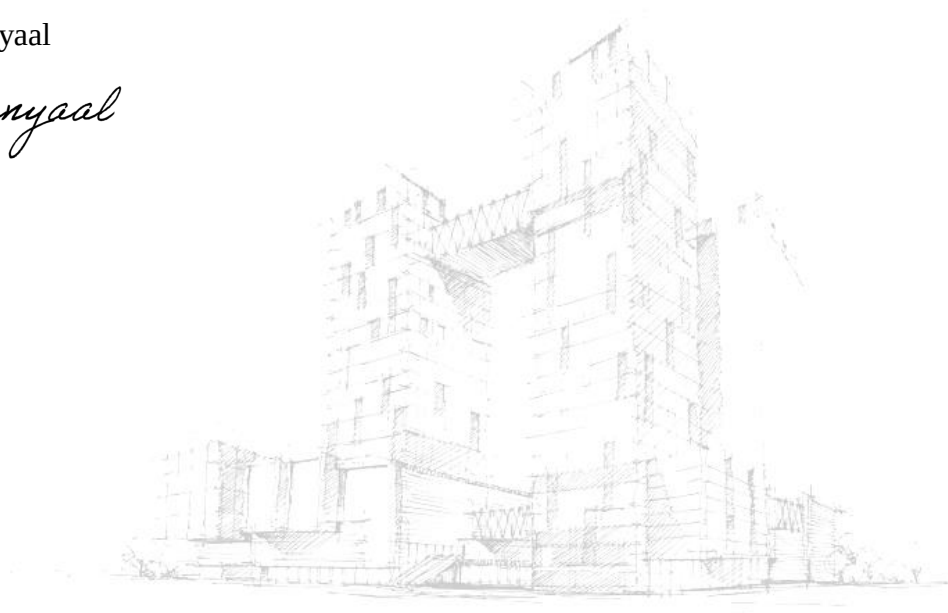
| A R C H I T E C T U R E | I N T E R I O R D E S I G N | P L A N N I N G |

We appreciate your consideration and are available to provide additional information if needed.
Please feel free to contact me.

Sincerely,

Maya Danyaal

maya danyaal





Planning & Zoning Report

January 14, 2026

Title:

Granting a special use permit for a proposed Daycare Facility to be located in the G. T. Walters Survey, abstract No. 794 future neighborhood to be 73 single family lots, as required by 156.034 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT (R-5) (B) Permitted uses under Section (3) Uses permitted by special exception (b) Child day care centers (see § 156.083);

SPECIAL USE PERMIT REQUEST – Daycare Facility

Executive Summary:

The applicant, Gun Barrel 606 Estate LLC, is requesting a Special Use Permit for a daycare facility situated in the G. T. Walters Survey, Abstract No. 794, formally known as 606 E. Main Street, Gun Barrel City, Texas, owned by Syed Nasir Ali Rizvi.

Background Information:

The subject property is part of a larger tract commonly known as 606 E. Main Street and is located within the G. T. Walters Survey, Abstract No. 794. The proposed daycare site consists of approximately 1.00 acre out of the larger 14.63-acre tract.

The property currently contains a single-family residence. The applicant has stated that the existing structure will be demolished prior to construction of the proposed daycare facility.

Public Notices:

- December 30, 2025 – Public hearing notice sent to the newspaper.
 - December 30, 2025 – Letters mailed to property owners within 200 feet.
 - January 04, 2026 – Public hearing notice published in the newspaper.
 - January 14, 2026 – Planning & Zoning Commission Meeting.
 - January 27, 2026 – Regular City Council Meeting
-



Planning & Zoning Report

Site Data:

Zoning: R-5 Residential District

Proposed Use: Daycare / Child Care Center (Special Exception)

Daycare and child care centers are listed as a special exception within the R-5 zoning district and must comply with the requirements of Sec. 156.083 – Child Day Care Centers of the City of Gun Barrel City Zoning Ordinance.

Applicable Ordinance Requirements – Sec. 156.083:

Dimensional Requirements:

- Minimum lot area: 10,000 square feet (in compliance with state law)
- Minimum lot width: 100 feet at the property line
- Minimum yard setbacks:
 - Front: 25 feet
 - Side (interior): 10 feet
 - Side (street): 15 feet
 - Rear: 20 feet
- Maximum building height: 35 feet
- Maximum lot coverage: 30%
- Minimum outdoor play area: 200 square feet per child, provided on the same lot and not located within the required front yard

Buffering and Screening:

- A six-foot-high fence shall surround all play areas, with continuous fencing and latching gates at all entry and exit points
- Fencing may be masonry, chain link, or wood
- Additional landscaping, fencing setbacks, or screening may be required as part of the special exception approval

Proposed Development:

Based on the submitted Special Use Permit application, site plan, and plan of operation, the proposed development includes:

- Approximately 9,000 square feet daycare building
- Development on a 1.00-acre lot
- Outdoor play area designed to meet safety and recreational standards
- 35 on-site parking spaces
- Designated drop-off and pick-up circulation



Planning & Zoning Report

- Hours of operation: 7:00 a.m. to 6:30 p.m.
- Approximately 30 employees at full operation

Staff Analysis:

- Proper notification has been completed in compliance with Texas Local Government Code Section 212.015(c).
- Approval of the requested Special Use Permit is dependent upon approval of the associated preliminary plat for the property.
- The proposed use is a community-serving function that is eligible for consideration through the Special Use Permit process within the R-5 zoning district, subject to compliance with all applicable City requirements and subsequent development approvals.
- If approved this will move to the site plan process.

Staff Recommendation:

Staff recommends approval of the Special Use Permit request for a daycare facility.
