



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 Tuesday, September 22, 2026 at 5:00 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.

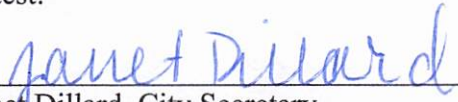
4. NEW BUSINESS

- 4.A Consider and take action to approve the January 14, 2026, meeting minutes. (City Secretary)
- 4.B Consider and take action to approve the April 13, 2026, meeting minutes. (City Secretary)
- 4.C Consider and take action to make a recommendation to the City Council regarding the final plat for Hillsdale Phase 2, consisting of approximately 5.809 acres, with 23 single-family residential lots and 3 open space lots, located in the J.P. Brown survey, Abstract No. 59, Gun Barrel City, Texas. (City Planner)
- 4.D Public hearing on a request to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres located in the Gun Barrel City Extra-Territorial Jurisdiction (ETJ), into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3. (City Planner)
- 4.E Consider and take action to make a recommendation to the City Council on a request to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres located in the Gun Barrel City Extra-Territorial Jurisdiction (ETJ), into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and

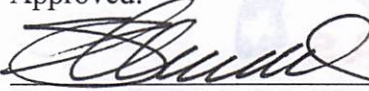
5R-3. (City Planner)

5. ADJOURNMENT

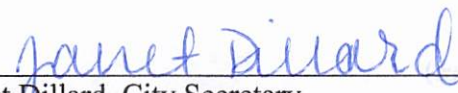
Attest:


Janet Dillard, City Secretary

Approved:


Steve Norwood, Interim 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 three business days prior to the meeting, 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 Wednesday, January 14, 2026, 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.

2. ROLL CALL & QUORUM

Members in attendance included Sharla Johnson, Ava Towner, Gilbert Shelby and DeeAnn Jones.

3. CITIZEN COMMENTS (Limited to five minutes)

There were no citizen comments.

4. NEW BUSINESS

4.A Consider and take action to approve the December 8, 2025, meeting minutes.

Gilbert Shelby made a motion to approve the December 8, 2025, meeting minutes. DeeAnn Jones seconded and all members voted yes to approve. Motion carries.

4.B Consider and take action to approve the 2026 P&Z meeting schedule.

DeeAnn Jones made a motion to approve the 2026 P&Z meeting schedule. Ava Towner seconded and all members voted yes to approve. Motion carries.

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.

City Planner, Brittany Anderson advised the applicant pulled the following four items from the agenda and no action is required today.

Chairperson, Sharla Johnson asked for a motion to table all items. Gilbert Shelby made a motion to table items 4C, 4D, 4E and 4F. Ava Towner seconded and all members voted yes to approve. Motion carries.

- 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

The meeting adjourned at 6:05 p.m.

Attest:

Approved:

Janet Dillard, City Secretary

Sharla Johnson, Chairperson

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, April 13, 2026, at 6:00 pm.

1. CALL TO ORDER

Vice Chair Gilbert Shelby called the meeting to order at 6:00 p.m.

Members in attendance included Gilbert Shelby and DeeAnn Jones. As a quorum requires the presence of at least four members, a quorum was not established, and the meeting was officially adjourned.

2. ROLL CALL & QUORUM

3. CITIZEN COMMENTS (Limited to five minutes)

4. NEW BUSINESS

4.A Consider and take action to approve the January 14, 2026, meeting minutes.

4.B Public hearing on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).

4.C Consider and take action to make a recommendation to the City Council on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).

5. ADJOURNMENT

The meeting adjourned at 6:01 p.m.

Attest:

Approved:

Janet Dillard, City Secretary

Sharla Johnson, Chairperson



Planning and Zoning Commission Report

September 22, 2026

Title:

Consider and make a recommendation regarding the Final Plat for Hillsdale Phase 2, consisting of approximately 5.809 acres, with 23 single-family residential lots and 3 open-space lots, located in the J.P. Brown Survey, Abstract No. 59, Gun Barrel City, Texas.

Executive Summary:

The Final Plat for Hillsdale Phase 2 is being presented to the Planning & Zoning Commission for review and a recommendation to City Council.

The final plat is being reviewed under Sec. 155.22(C) of the Gun Barrel City Code of Ordinances and the applicable plat requirements of Texas Local Government Code Chapter 212.

Background Information:

Project: Hillsdale Phase 2

Request: Final Plat

Area: Approximately 5.79 acres

Lots: 23 single-family residential lots and 3 open-space lots

Applicable Ordinance: Chapter 155, Secs. 155.21, 155.22(C), and 155.23(B)

Prior Approvals:

July 22, 2025 - Drainage Variance: City Council approved a variance from Secs. 155.40(B), (C), and (D)(1) allowing stormwater drainage infrastructure beneath the private roads. This satisfied the variance condition associated with the revised preliminary plat.

July 22, 2025 - Revised Preliminary Plat: City Council approved the revised preliminary plat subject to verification of a TxDOT Access Permit to SH 198 and construction, or bonding for construction, of Hillsdale Drive, Erickson, Early Way, and Twin Creeks. The required roadway infrastructure has since been constructed.

December 8, 2025 - Site Development Plan: Planning & Zoning approved the site plan following final KSA review. KSA issued final civil approval on November 7 and final tree/landscape approval on November 10. The staff report found the plan compliant with Chapters 155, 156, and 157 with no remaining engineering comments and listed no additional engineering conditions.

Meeting Dates:

- September 22, 2026 at 5:00 PM - Planning & Zoning Commission Special Meeting.
- September 22, 2026 at 6:30 PM - City Council Meeting.

Planning and Zoning Commission Report

Staff Analysis

1. Final Plat Process

Sec. 155.22(C) requires the Planning and Zoning Commission to act on the final plat before City Council acts on the plat. Texas Local Government Code Sec. 212.009 also establishes the 30-day municipal action periods for plat review.

2. Plat Review

The Final Plat must be reviewed under the City's subdivision regulations, including the plat-review criteria in Sec. 155.21 and the final plat requirements in Sec. 155.23(B). Texas Local Government Code Sec. 212.010 requires approval when the plat conforms to the applicable municipal plan and subdivision requirements.

3. After Approval

If City Council approves the Final Plat, Sec. 155.22(C) provides for the required signatures and requires subdivision improvements to be completed or secured by an approved surety bond before recordation. Staff has confirmed that the required subdivision infrastructure has been constructed. Following Council approval and completion of the remaining administrative requirements, the plat may proceed to filing with the County Clerk.

Conclusion

The Final Plat is now before Planning & Zoning for a recommendation to City Council. If approved by City Council, the plat can move forward with the required signatures and filing with the County Clerk.

Staff Recommendation:

Staff recommends that the Planning & Zoning Commission recommend approval of the Final Plat for Hillsdale Phase 2 to City Council.



CITY OF GUN BARREL CITY PLAT/SITE PLAN APPLICATION

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. Incomplete applications will result in the application being rejected for acceptance or lengthen the review/approval process.

Submittal Type: _____ Preliminary Plat _____ Site Plan _____ X Final Plat

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

Name of Property Owner: Hillsdale Development Group LP

Property Address: 119 The Lee Way

Contact Name: Blake Bassett Phone: (214) 673.3686

Email: blake@rembir.com

(Correspondence will be through e-mail)

Legal Description: TR 70 AB 59 J P BROWN SUR, TR 70 (RE:TR 11-C)(PART OF A 5.85 ACRES)

Subdivision Name (if applicable): _____

Lot(s) to be platted: 23 Single Family Lots and 2 Open Space Lots Acres: 5.809

Zoning District: R-4 Land Use: Residential

Existing use of property: Residential

Proposed Use: Residential

I agree to comply with all platting requirements of the City of Gun Barrel City and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission (P&Z) for consideration until all plat requirements have been submitted.

Signature of Property owner [Signature] Date: 8-12-26

For Department Use Only

Date Received/Reviewed: _____ Accepted by: _____

Admin Notes: _____

City of Gun Barrel City, Texas

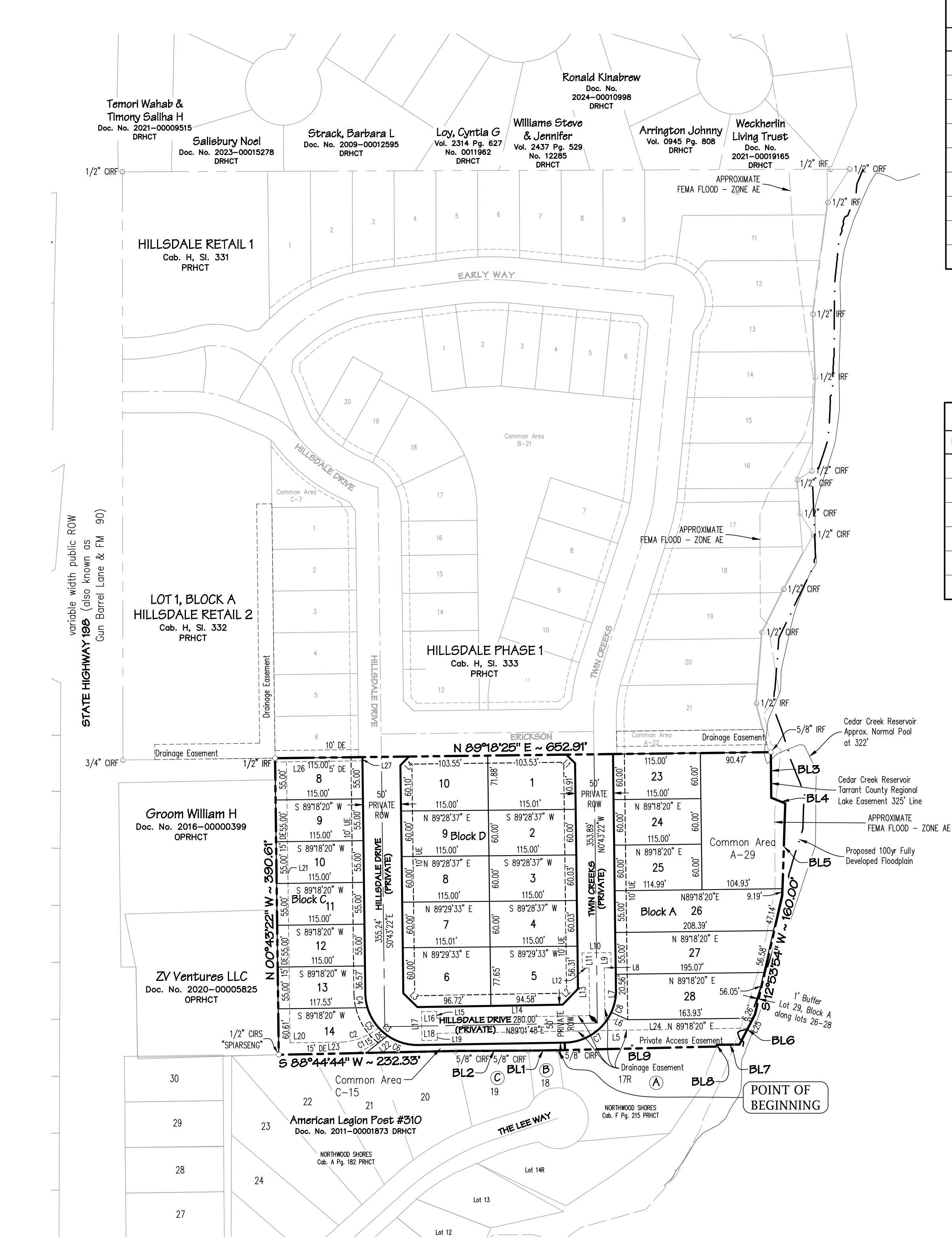
1716 W. Main Street | Phone (903)-887-1087 | Fax (903) 887-6666 www.gunbarrelcity.gov

FINAL PLAT REQUEST SCHEDULE
Hillsdale Development Group LP, Property owner
Blake@rembir.com
Final Plat Hillsdale Phase 2 Subdivision

- 09/01/26** Public meeting notice sent to paper.
- 09/06/26** P&Z & City Council public meeting notice published in paper - at least 15 days prior to the City Council meeting.
- 09/22/26** P&Z Meeting
- Discuss and make a recommendation regarding the Final Plat for Hillsdale Phase 2, consisting of approximately 5.809 acres, with 23 single-family residential lots and 3 open-space lots, located in the J.P. Brown Survey, Abstract No. 59, Gun Barrel City, Texas.
- 09/22/26** Regular City Council Meeting
- Discuss and take action regarding the Final Plat for Hillsdale Phase 2, consisting of approximately 5.809 acres, with 23 single-family residential lots and 3 open-space lots, located in the J.P. Brown Survey, Abstract No. 59, Gun Barrel City, Texas.

Public Hearing Not Required
Section 155.22 (C)

variable width public ROW
 STATE HIGHWAY 198 (also known as
 Gun Barrel Lane & FM 90)



ADJOINING PROPERTY OWNERSHIP TABLE		
PROPERTY LABEL	OWNER NAME	DOCUMENT NUMBER
A	SCOTT AND SHELLEY COLEMAN	2009-0001891
B	HILLSDALE DEVELOPMENT GROUP, LP	2023-00004286
C	SCOTT AND SHELLEY COLEMAN	2009-0001891

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2026,
 by the Planning and Zoning Commission of the City of Gun Barrel,
 Texas.

 Chairman, Planning and Zoning Commission

Attest:

 Commission Secretary

CERTIFICATE OF APPROVAL BY CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2026,
 by the City Council of the City of Gun Barrel, Texas.

 Mayor

Attest:

 City Secretary

CERTIFICATE THAT SANITARY SEWER IS AVAILABLE AND NO O.S.S.F WILL BE ALLOWED

APPROVED THIS _____ DAY OF _____, 2026,
 by East Cedar Creek Fresh Water Supply District.

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF HENDERSON §

BEING a tract of land situated in the J.P. Brown Survey, Abstract No. 58, in Gun Barrel City, Henderson County, Texas, being part of a tract conveyed to Hillsdale Development Group, LP, by deed recorded in Document No. 2024-0004286 of the Official Public Records, Henderson County, Texas (OPRHCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 5569" found for the northwest corner of Lot 17R, Northwood Shores, recorded in Cabinet F, Page 215, Plat Records, Henderson County, Texas (PRHCT);

THENCE S 89°11'07" W, 39.18 feet along the north line of Lot 18 to a 5/8" iron rod with plastic cap stamped "RPLS 4207" found for the northeast corner of Lot 19, Northwood Shores, an addition recorded in Cabinet A, Page 182 PRHCT;

THENCE S 89°45'21" W, 96.14 feet along the north line of Lot 19 to a 5/8" iron rod with plastic cap stamped "5569" found for the northeast corner of Lot 20;

THENCE S 88°44'44" W, 232.33 feet along the north line of Lots 20-22 to a 1/2" iron rod with plastic cap stamped "SPARSENG" set for the southeast corner of a tract conveyed to ZV Ventures LLC, recorded in Document No. 2020-00005825 OPRHCT;

THENCE N 00°43'22" W, 390.61 feet along the east line thereof, and of a tract conveyed to William Groom, recorded in Document No. 2016-00000399 OPRHCT, to a 1/2" iron rod found for the southeast corner of Lot 1, Block A, Hillsdale Retail 2, recorded in Cabinet H, Slide 332, PRHCT, same being the southwest corner of Hillsdale, Phase 1, recorded in Cabinet H, Slide 333, PRHCT;

THENCE N 89°18'25" E, 652.91 feet along the south line thereof to a 5/8" iron rod found on the west line of the Cedar Creek Reservoir, a United States Army Corps of Engineers property;

THENCE along the west line thereof, the following:

S 00°26'08" E, 59.96 feet;

S 68°06'06" E, 20.00 feet;

S 01°53'54" W, 121.80 feet;

S 12°53'54" W, 160.00 feet;

S 27°24'27" W, 44.80 feet;

S 89°21'42" W, 29.70 feet;

And S 00°38'56" E, 2.40 feet to the northeast corner of said Lot 17R;

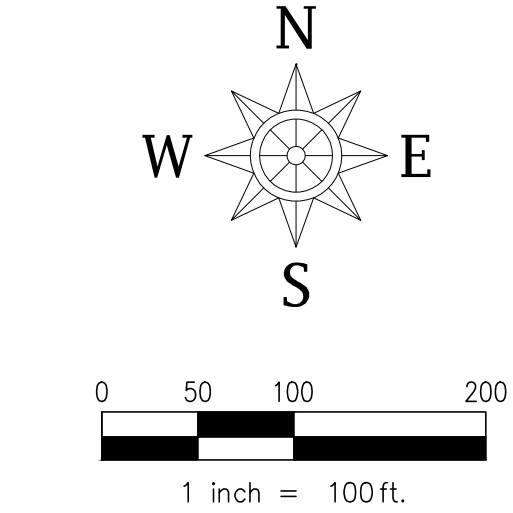
THENCE S 88°41'03" W, 209.38 feet along the north line thereof to the POINT OF BEGINNING with the subject tract containing 253,025 square feet or 5.809 acres of land.

Boundary Line Table		
Line #	Bearing	Distance
BL1	S89°11'07"W	39.18'
BL2	S89°45'21"W	96.14'
BL3	S00°26'08"E	59.96'
BL4	S68°06'06"E	20.00'
BL5	S01°53'54"W	121.80'
BL6	S27°24'27"W	44.80'
BL7	S89°21'42"W	29.70'
BL8	S00°38'56"E	2.40'
BL9	S88°41'03"W	209.38'

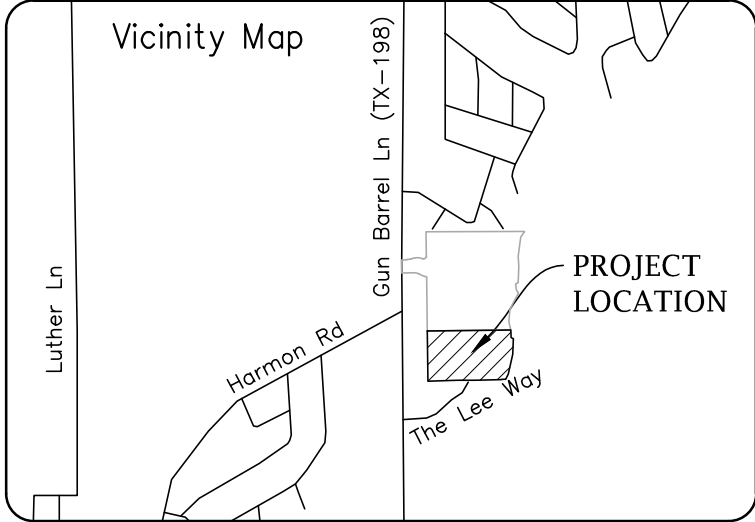
Line Table		
Line #	Bearing	Distance
L1	S46°08'32"E	16.12'
L2	S44°09'13"W	28.93'
L3	N45°24'35"W	26.02'
L4	N44°17'31"E	16.17'
L5	S89°01'48"W	409.42'
L6	S65°26'03"E	23.85'
L7	S00°43'36"E	68.72'
L8	N89°16'38"E	9.00'
L9	N00°43'22"W	20.00'
L10	N89°16'38"E	38.00'
L11	S00°43'22"E	20.00'
L12	N89°16'38"E	9.00'
L13	S00°43'19"E	62.63'
L14	S89°01'48"W	200.60'

Line Table		
Line #	Bearing	Distance
L15	S00°58'12"E	9.00'
L16	N89°01'48"E	20.00'
L17	S00°58'12"E	38.00'
L18	S89°01'48"W	20.00'
L19	S00°58'12"E	9.00'
L20	S89°16'38"W	70.00'
L21	N00°43'22"W	369.99'
L22	S50°59'42"W	36.10'
L23	S88°44'44"W	102.93'
L24	N89°18'04"E	195.06'
L25	N27°24'27"E	14.66'
L26	N89°15'36"E	100.00'
L27	N00°46'06"W	4.92'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	46.36'	313.33'	8°28'37"	N60°14'30"E	46.31'
C2	51.16'	84.12'	34°50'57"	N68°01'05"E	50.38'
C3	15.55'	68.50'	13°00'14"	N48°24'48"W	15.51'
C4	18.67'	68.50'	15°36'44"	S08°31'44"E	18.61'
C5	46.12'	68.50'	38°34'50"	S35°37'30"E	45.26'
C6	43.11'	68.50'	36°03'16"	S72°56'33"E	42.40'
C7	77.07'	68.50'	64°27'52"	S56°47'53"W	73.07'
C8	30.23'	68.50'	25°17'19"	S11°55'17"W	29.99'



Basis of bearing: State Plane
 Coordinate System, Texas North
 Central Zone 4202, North American
 Datum of 1983. Adjustment
 Realization 2011.



NOTES:

- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 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.
- All common areas, A-29, and C-15 are to be owned and maintained by the H.O.A..
- Part of the tract is located within a 100-Year Floodplain as shown by the Flood Insurance Rate Map Panel (FIRM) Map No. 48213C0100E dated April 5th, 2010 prepared by the Federal Emergency Agency (FEMA) for Henderson County, Texas
- Construction of docks adjacent to Lots 26-28, Block A is prohibited. The developer will construct a community dock adjacent to Lot 29, Block A in lieu of any waterfront docks of individual lots.
- HOA Shall Own and Maintain All Streets and Drainage Infrastructure.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

-That We, HILLSDALE DEVELOPMENT GROUP, LP, do hereby adopt this Final Plat designating the hereinabove described property as HILLSDALE PHASE 2, an Addition to the City of Gun Barrel City, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Gun Barrel City, Texas.

Witness our hands this _____ day of _____, 2026.

HILLSDALE DEVELOPMENT GROUP, LP

By: _____
 Ian Hill, Manager

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ian Hill, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Henderson County, Texas.

Dated this the _____ day of August, 2026.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of August, 2026.

Notary Public, State of Texas

OWNER / APPLICANT
 HILLSDALE DEVELOPMENT GROUP LP
 3933 Leon Rd. Suite 300
 Garland, Texas 75041
 Telephone (214) 334-7156
 Contact: Ian Hill

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: Tristan Poore

REPLAT REQUEST SCHEDULE
IAR Services LLC, Property owner
issacridgle@gmail.com
Lots 5 and 6 of Weaver Estates Phase 3

- 09/01/26** Public hearing notice sent to paper.
- 09/04/26** Letters mailed to property owners within 200 feet of the property.
- 09/06/26** P&Z & City Council public hearing notice published in paper - at least 15 days prior to the City Council meeting.
- 09/22/26** P&Z Meeting
- Public Hearing on a request to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres located in the Gun Barrel City Extra-Territorial Jurisdiction (ETJ), into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3.
- Discuss and take action to make a recommendation to the City Council on a request to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres located in the Gun Barrel City Extra-Territorial Jurisdiction (ETJ), into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3.
- 09/22/26** Regular City Council Meeting
- Public Hearing on a request to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres located in the Gun Barrel City Extra-Territorial Jurisdiction (ETJ), into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3.
- Discuss and take action on a request to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres located in the Gun Barrel City Extra-Territorial Jurisdiction (ETJ), into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3.



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: _____

Legal Description: Weaver Estates Lots 5+6

Subdivision: Weaver Estates Lot(s) to be platted: 5+6

Zoning District: _____

APPLICANT INFORMATION

Applicant Name: Issac Ridgle Phone: 903-681-9892

Company Name: IAR Services LLC

Address: 738 UZCR 7918, Eustace, TX 75174

Email: issac.ridgle@gmail.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).

Project Representative's Signature (Required)

8-75-76
Date

PROPERTY OWNER INFORMATION

Owner Name: ISSAC Ridgle IAR Services LLC Phone: 903-681-9892

Address: 738 UZCR 7918, Eustace, TX 75174

Email: issac.ridgle@gmail.com

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)

8-75-76
Date

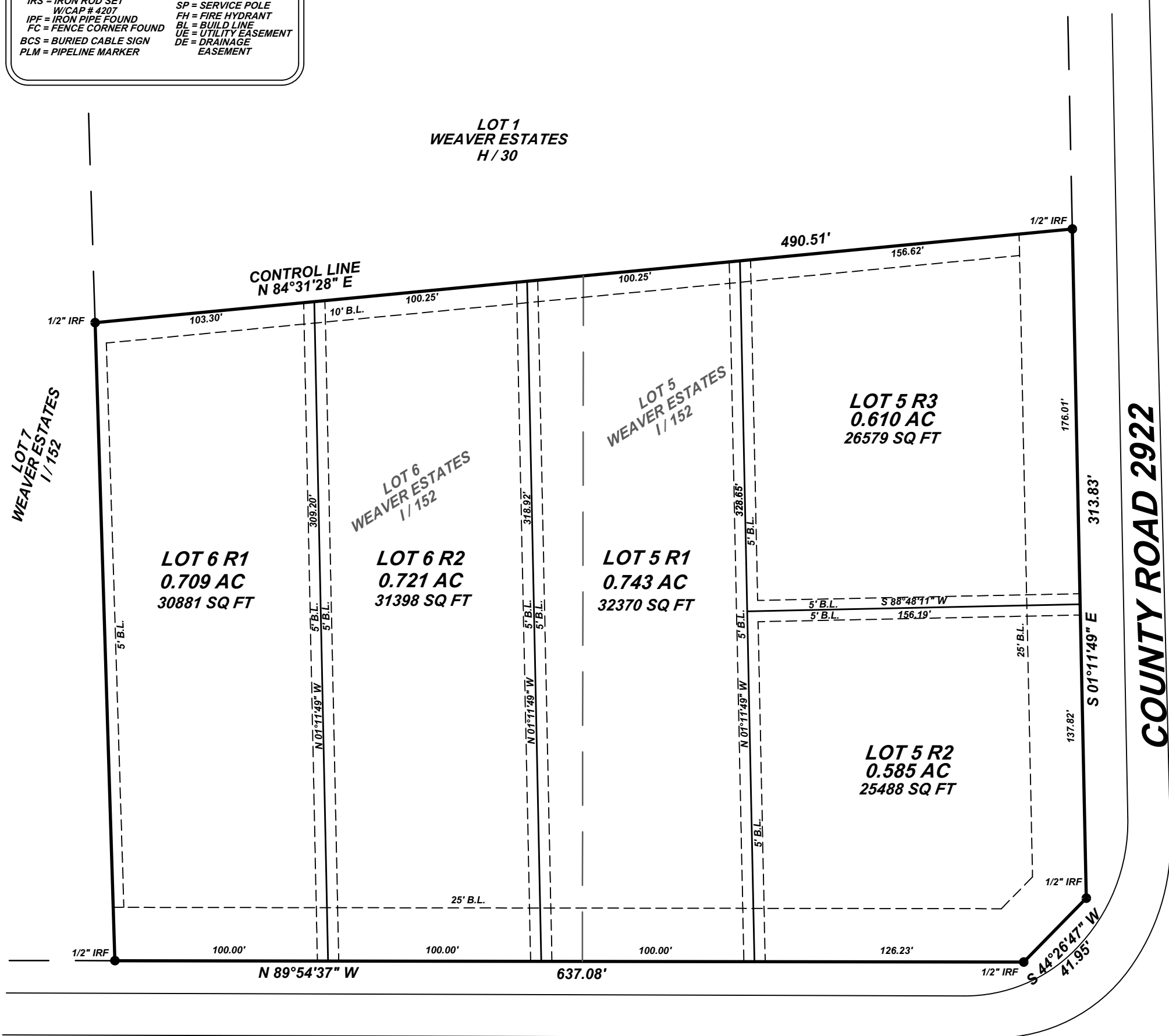
LEGEND

FENCE

OVERHEAD POWER

CONC = CONCRETE
CP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
WCAP = 4207
IPF = IRON PIPE FOUND
FC = FENCE CORNER FOUND
BCS = BURIED CABLE SIGN
PLM = PIPELINE MARKER

TB = TELEPHONE BOX
LP = LIGHT POLE
GM = GAS METER
EB = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
FH = FIRE HYDRANT
BL = BUILD LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT



COUNTY ROAD 2922

FLOOD STATEMENT

THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X" AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48213C0100E THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.

NOTE: ALL CORNERS HAVE A 1/2" IRON ROD SET WITH A PLASTIC CAP LABELED #4207 UNLESS NOTED OTHERWISE

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS



SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN, RPLS NO. 4207



OWNERS/DEVELOPER
IAR SERVICES LLC
738 VZ CR 2918
EUSTACE, TX 75124
903-681-9892

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF HENDERSON

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE I. MARSHALL SURVEY, A-489, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOTS 5 AND 6 OF WEAVER ESTATES PHASE 3, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2026-00008493, CABINET 1, SLIDE 152 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, ISSAC RIDGLE AND OLIVIA RIDGLE & JUDITH H WEAVER MANAGING MEMBERS OF IAR SERVICES LLC, BEING THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 6R-1, 6R-2, 5R-1, 5R-2, 5R-3 OF WEAVER ESTATES PHASE 3, A RE-PLAT OF LOT 5 AND LOT 6 RECORDED IN THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TX.

ISSAC RIDGLE
MANAGING MEMBERS OF IAR SERVICES LLC

OLIVIA RIDGLE
MANAGING MEMBERS OF IAR SERVICES LLC

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ISSAC RIDGLE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

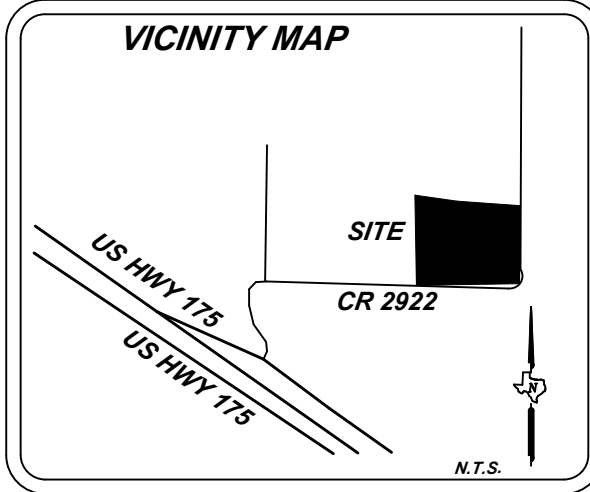
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED OLIVIA RIDGLE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION.

APPROVED THIS _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GUN BARREL CITY, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY CITY COUNCIL:

APPROVED THIS _____ DAY OF _____, 2026, BY THE CITY COUNCIL OF THE CITY OF GUN BARREL CITY, TEXAS.

MAYOR

ATTEST: CITY SECRETARY

A) ALL LOTS TO BE CREATED BY THE PLAT ARE ALREADY ADEQUATELY SERVED BY PUBLIC STREET AND BY ALL REQUIRED UTILITIES AND SERVICES AND BY ALLEYS, IF APPLICABLE.

B) THE OWNERSHIP, MAINTENANCE AND ALLOWABLE USES OF ALL DESIGNATED EASEMENTS HAVE BEEN STATED ON THE RE-PLAT.

C) EXCEPT FOR RIGHT-OF-WAY WIDENINGS AND EASEMENTS, THE PLAT DOES NOT REQUIRE THE EXTENSION OF ANY MUNICIPAL FACILITIES TO SERVE ANY LOT WITHIN THE DEVELOPMENT INCLUDING ANY DEDICATION STATEMENTS AND SIGNATURES FOR RIGHT-OF-WAY DEDICATIONS.

**REPLAT
WEAVER ESTATES
LOT 5 & 6
PHASE 3**

5 LOTS
REPLAT LOTS 5 & 6
3.368 ACRES
I. MARSHALL SURVEY, A-489
GUN BARREL CITY ETJ
HENDERSON COUNTY, TEXAS



DATE PERFORMED: JULY 15, 2026
DATE REVISED: AUGUST 20, 2026
SCALE: 1"= 50 FEET

WORK ORDER # 2707026

FIELDED BY: GF

DRAWN BY: JP



Planning & Zoning Commission Report

September 22, 2026

Title:

Conduct a public hearing and discuss and/or make a recommendation to City Council on a request from IAR Services LLC to replat Lots 5 and 6 of Weaver Estates Phase 3, consisting of approximately 3.368 acres in the Gun Barrel City ETJ, Henderson County, Texas, into five lots identified as Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3.

REPLAT REQUEST - WEAVER ESTATES PHASE 3

Executive Summary:

IAR Services LLC is requesting approval to replat Lots 5 and 6 of Weaver Estates Phase 3. The replat would change the two existing lots into five lots. The property contains approximately 3.368 acres and is located in the Gun Barrel City ETJ along County Road 2922.

Background Information:

- **Applicant / Owner:** IAR Services LLC
- **Current Lots:** Lots 5 and 6, Weaver Estates Phase 3
- **Proposed Lots:** 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3
- **Location:** County Road 2922, Gun Barrel City ETJ, Henderson County, Texas

Public Notices:

- September 6, 2026 - Public hearing notice published in The Monitor.
- September 4, 2026 - 200-foot property-owner notices mailed.
- September 22, 2026 at 5:00 PM - Planning & Zoning Commission Special Meeting.
- September 22, 2026 at 6:30 PM - City Council Meeting.



Planning & Zoning Commission Report

Site Data:

Proposed Lot Layout:

The replat divides the existing 3.368 acres into the following five lots:

- **Lot 6R-1 - 0.709 acres**
- **Lot 6R-2 - 0.721 acres**
- **Lot 5R-1 - 0.743 acres**
- **Lot 5R-2 - 0.585 acres**
- **Lot 5R-3 - 0.610 acres**

Staff Analysis:

- Section 155.24 allows the property to be processed as a replat without a preliminary plat. The replat follows the same approval process as a final plat.
- Planning & Zoning reviews the replat first and makes a recommendation to City Council.
- For this ETJ replat, the 200-foot mailing list is based on the most recently approved county tax roll, as required by Section 155.24(B).
- The submitted plat shows the proposed lot lines, building lines, easements, roadway frontage, and service information.

Staff Recommendation:

Staff recommends approval of the proposed replat of Lots 5 and 6 of Weaver Estates Phase 3 into Lots 6R-1, 6R-2, 5R-1, 5R-2, and 5R-3.
