

PLANNING & ZONING COMMISSION MEETING

JUNE 2, 2025

5:30 P.M.

COUNCIL CHAMBERS, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) Call to order the Regular Planning & Zoning Commission Meeting at 5:30 P.M. this 2nd day of June 2025.

2) Quorum Check:

Commission Present: Chairman Teresa Johnson, Vice Chairman John Westbrook and Commissioners: Loni Jones, Niki Foster, and Yvonne Williams.

City Staff Present: City Manager Brad Hunt and City Secretary Holly Owens.

Others: Matt McGowen with Trafalgar Homes

3) Invocation: Board Member Westbrook and Pledge of Allegiance; Led by Board Member Westbrook

CITIZENS/PUBLIC COMMENTS FORUM: INDIVIDUALS WISHING TO ADDRESS THE GATESVILLE PLANNING & ZONING COMMISSION MAY DO SO DURING THIS SEGMENT. IF YOU INTEND TO COMMENT ON A SPECIFIC AGENDA ITEM, PLEASE INDICATE THE ITEM(S) ON THE SIGN IN SHEET BEFORE THE MEETING. EACH SPEAKER IS ALLOTTED A MAXIMUM OF 3 MINUTES FOR THEIR REMARKS, AND SPEAKERS ARE EXPECTED TO CONDUCT THEMSELVES IN A RESPECTFUL MANNER. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, THE CITY OF GATESVILLE PLANNING & ZONING COMMISSION CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

There were no public/citizen comments.

4) Discussion and possible action regarding approval of minutes from the Regular Planning and Zoning Commission Meeting held on **April 7, 2025**.

John Westbrook motioned to approve the minutes dated April 7, 2025, seconded by Loni Jones. The motion passed unanimously, 5-0-0. (C Ament and W Ament absent)

5) Discussion and possible action regarding the preliminary plat for a portion of 911 Old Pidcoke Road.

Yvonne Williams expressed concern about the traffic impact and the drainage for the area. Ms. Owens explained that the traffic generated from an apartment complex would be minimal and would travel to FM 116 to go north or south. There is a pond located to the northeast to assist with runoff. However, if approved before any construction takes place a traffic study and drainage plan will be required.

Matt McGowen with Trafalgar Homes came forward to discuss the development.

John Wesbrook motioned to recommend approval for the preliminary plat for a portion of 911 Old Pidcoke Road, seconded by **Niki Foster**. The motion passed unanimously 5-0-0. (C Ament and W Ament absent)

6) Discussion and possible action regarding a zoning change for a portion of 911 Old Pidcoke Road.

Loni Jones motioned to recommend approval for a zoning change for a portion of 911 Old Pidcoke Road, seconded by **Yvonne Williams**. The motion passed unanimously 5-0-0. (C Ament and W Ament absent)

7) Adjourn Meeting.

The meeting was adjourned at 5:57 p.m.


Teressa Johnson, Chairman

