

PLANNING & ZONING COMMISSION MEETING

APRIL 7, 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 7th day of April 2025.

2) Quorum Check:

Commission Present: Chairman Teresa Johnson, Vice Chairman John Westbrook and Commissioners: Wyllis Ament, Charles Ament, Loni Jones, and Yvonne Williams.

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

Others: There were no others present.

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

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 **February 3, 2025**.

Motion to approve the minutes dated February 3, 2025. **Approved 6-0-0.**

5) Discussion and possible action on nominating a Chairman.

Charles Ament motioned to nominate **Teresa Johnson as Chairman**, seconded by John Westbrook. Motion passed unanimously, 6-0-0.

6) Discussion and possible action on nominating a Vice-Chairman.

Charles Ament motioned to nominate **John Westbrook as Vice-Chairman**, seconded by Yvonne Williams. Motion passed unanimously, 6-0-0.

7) Discussion regarding **Ordinance 2025-08**, adding Chapter 3, “Boards and Commissions”.

No action, discussion only.

8) Discussion regarding **Ordinance 2025-09**, amending Chapter 10, Article IV “Substandard Structures”.

No action, discussion only.

9) Adjourn Meeting.

The meeting was adjourned at 6:10 p.m.

Teressa Johnson, Chairman



PLANNING & ZONING COMMISSION MEMORANDUM

To: Planning & Zoning Commission

From: Holly Owens, Development Services

Agenda Item: Preliminary Plat and Zoning Change for a portion of 911 Old Pidcoke Road.

Information:

Trafalgar Homes of Texas, LLC would like to plat a portion of 911 Old Pidcoke Road and rezone that portion from Ag_Suburban to Res_Multi-family for a proposed 24-unit apartment complex with amenities. Water and sewer are available to the property.

Floor Plans:

- 606 sq. ft. – 626 sq. ft.
- 903 sq. ft. – 905 sq. ft.
- 1,051 sq. ft. – 1,134 sq. ft.

Amenities:

- | | | |
|--------------------|-------------------|-------------------|
| • Pool | • On-Site Storage | • Community Room |
| • Dog Park | • Pickleball | • Amazon Lockers |
| • Laundry Facility | • Fitness Center | • Storage Closets |

Current legal description: William Suggett Survey; Abstract 912; 8 acres

Next Steps:

- After preliminary plat approval, the final plat will be considered at City Council after the zoning change which requires 3 readings per City Charter.
 - June 24th – 1st reading and public hearing for zoning
 - July 8th – 2nd reading for zoning
 - July 22nd – 3rd and final reading for zoning and final plat

Staff Recommendation:

Staff recommends approval of the preliminary plat and the zoning change request.

Motion(s): Both motions are required.

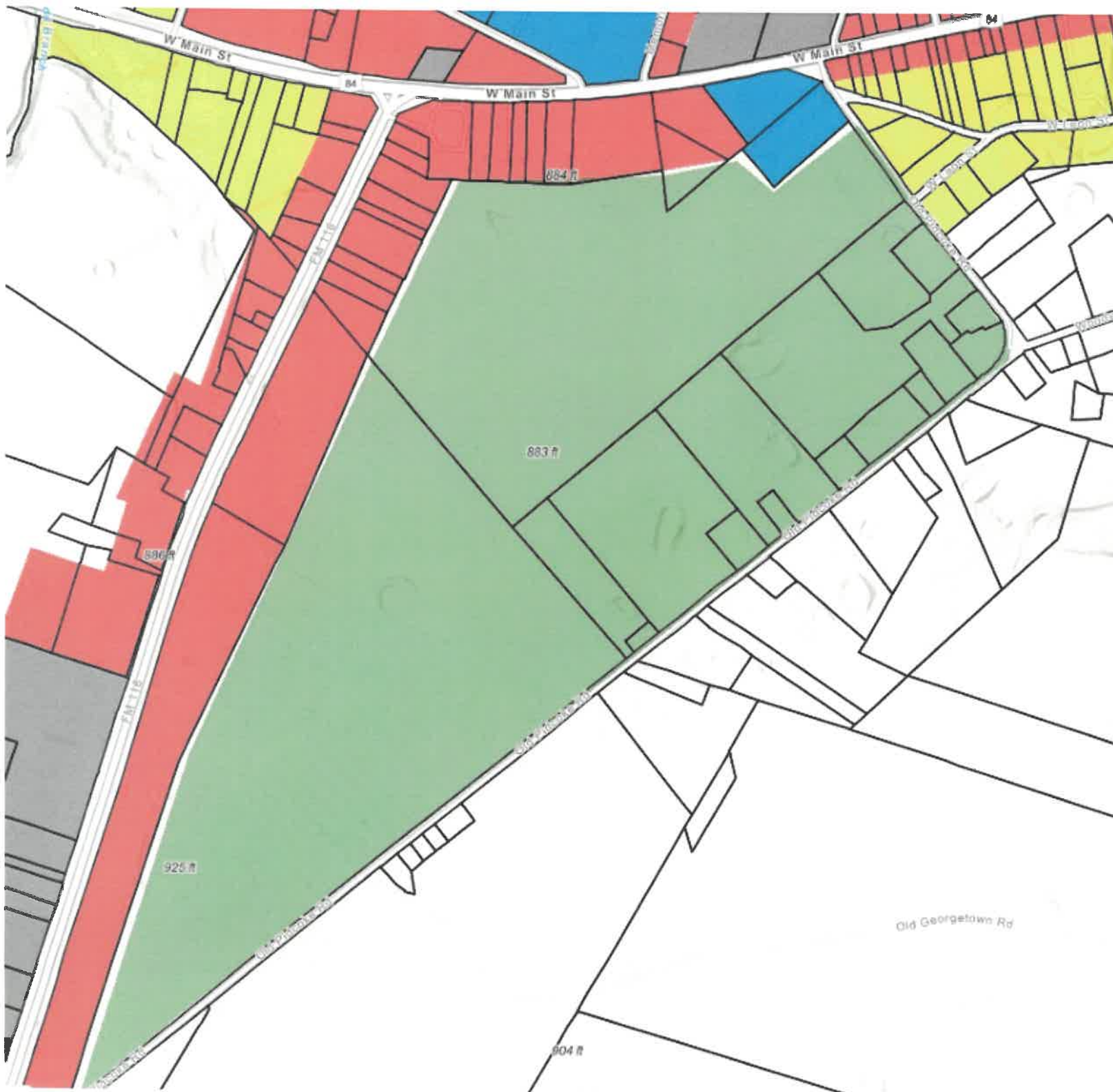
- Motion to recommend approval of the preliminary plat for Edgewood Townhomes located in the William Suggett Survey, Abstract 912 to City Council.

- Motion to recommend approval of the zoning change for Residential Multi-Family to City Council.

Attachments:

- Pictures
- Site Plan
- Survey
- Zoning Map
- CAD Map





Layer List

Layers

- ☒ Gatesville_ETJ
- ☒ Parcels_2021_10_04
- ☒ Zoning_2021_10

-  Ag_Suburban_Homesites
-  Business_Commerical
-  Community_Facility
-  Industrial
-  Mobile_Home_Park
-  Planned_Development
-  Res_2_4_Family
-  Res_Mobile_Home
-  Res_Multi_Family
-  Res_Single_Family
-  Residential_Townhomes
-  <all other values>



TRAFALGAR HOMES

Why Trafalgar Homes?

Since 1995 we have been a trusted name in residential construction, building market-rate multifamily communities all over Texas. After construction, our property management team cares for the property for the long haul. *Our aim is to be your neighbor for good!*

Why Gatesville?

Beauty and location with a highly important resource - amazing people! Since the dawn of time, people have called the Texas Hill Country home, and we don't see that changing any time soon!

Why Multifamily housing?

Between inflated costs of home ownership and high interest rates, more people are choosing to rent. Young professionals (such as teachers, coaches, nurses, police officers) saving for a home, elderly looking to downsize, and everyone in between have found multifamily townhome living to be right for them.

Why 'Market-Rate?'

The rental housing market in small towns is typically dominated by government subsidized housing. Often working people in the middle earn too much to qualify for housing assistance, yet not enough to purchase a home. Market-rate housing provides these folks in the middle with new, quality, well maintained housing options.



Matt McGowen
VP of Development
325-660-1744



A Few of Our Communities



The Peaks Townhomes
Mineral Wells, Tx



Bear Creek Townhomes
Early, Tx



The Alps
Cleburne, Tx



Indian Creek Townhomes
Brownwood, Tx



The Alps
Stephenville, Tx Coming Soon!







Apartment Amenities

- Private Garages
- Granite Countertops
- Stainless Steel Energy-Efficient Appliances
- Washer/Dryer Connections
- Vinyl Plank Flooring
- Spacious Balconies
- Pet-Friendly

Community Amenities

- Pool
- Dog Park
- Laundry Facility
- On-Site Storage Options
- Pickleball
- Fitness Center
- Community Room
- Amazon Lockers
- Storage Closets



1 Bedroom Apartments

Pine



1B | 1B

606 SQFT

Alpine



1B | 1B

Washer/Dryer Hookup Available

626 SQFT

2 Bedroom Apartments

Swiss



2B | 2B

905 SQFT

Sierra



2B | 2B

Washer/Dryer Hookup Available

903 SQFT

3 Bedroom Apartments

Glacier



3B | 2B

Washer/Dryer Hookup Available

1,051 SQFT

Rocky



3B | 2B

Washer/Dryer Hookup Available

1,134 SQFT

LOT 1 BLOCK 1 TRAFALGAR ADDITION
SITUATED IN THE WILLIAM SUGGETT SURVEY
ABST. NO. 912
CORYELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CORYELL
KNOW ALL MEND BY THESE PRESENTS, that Andy Hansen--President of Small Tow Texas, Inc. being the owner of this 8.00 acre tract of land situated in the William Suggett Survey, Abst. No. 912, in Coryell County, Texas and described in Doc. No. _____, which is more fully described in the dedication as shown by the plat hereon and approved by the City of Gatesville, Coryell County, Texas, does hereby adopt TRAFALGAR, as a subdivision within the ETJ of the City of Gatesville, Coryell County, Texas.

STATE OF TEXAS
COUNTY OF CORYELL
BEFORE ME, the undersigned authority, on this day personally appeared Andy Hansen, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described herein.

SURVEYOR'S CERTIFICATE
STATE OF TEXAS
I, the undersigned Registered Professional Land Survey, 4540, in the State of Texas, do hereby certify to the best of my knowledge and belief that this plat is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all necessary survey monuments are correctly shown thereon.

STATE OF TEXAS
CITY OF GATESVILLE
Approved this _____ day of _____, 2025, by the Planning and Zoning Commission of the City of Gatesville, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF CORYELL
Approved this _____ day of _____, 2025 by the City Council of the City of Gatesville, Texas.

May

Attest: City Secretary

TAX CERTIFICATE
The Coryell County Appraisal District, the taxing authority for all taxing entities in Coryell County, Texas does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.
CORYELL COUNTY APPRAISAL DISTRICT

By _____

STATE OF TEXAS
CORYELL COUNTY
I, Jennifer Newton, Clerk of the County Court and said County do hereby certify that this instrument in writing with the certificate of authentication was filed in my office on _____ day of _____, 2025 at _____ o'clock _____ M and duly recorded this the _____ day of _____, 2025, in Slide _____, Plat Records of Coryell County, Texas. Dedication instrument in No. _____, Deed Records of Coryell County, Texas.

METES AND BOUNDS

FIELD NOTE DESCRIPTION for 8.00 acres of land situated in the William Suggett Survey, Abst. 912, in Coryell County, Texas. Said 8.00 acres of land being out of and a part of the remaining portion of that certain tract of land called to contain 133 acres of land in a deed recorded June 14, 2021 to Krista Ann Moreland of record in Doc. No. 339484, Official Public Records of Coryell County, Texas (OPR). Said 8.00 acre tract of land was surveyed by TEXAS LAND SURVEYORS on April 29, 2025 and is more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found with a surveyor's cap at the most southerly corner of Lot 4, Block 1 of the Berry Estates, a subdivision of record in Doc. No. 369086, OPR, same being in the common line between said Moreland tract of land and Old Pidcoke Road and being the most easterly corner of this 8.00 acre tract of land;

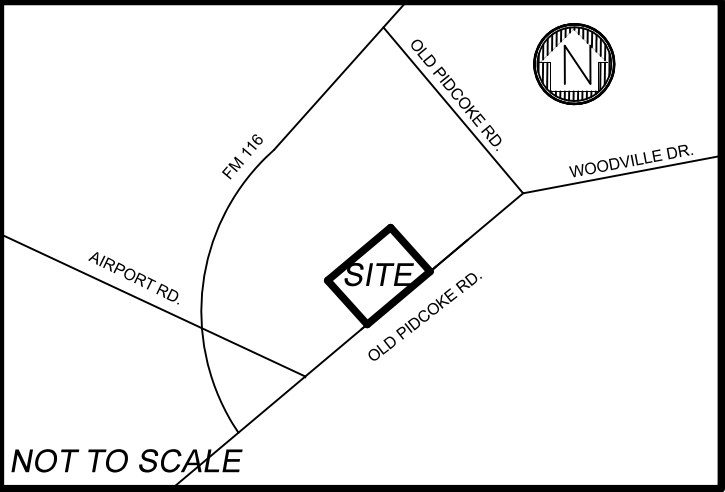
THENCE with the common line between said Moreland tract of land and Old Pidcoke Road, same being the southeasterly line of this 8.00 acre tract of land, S 49°54'58" W a distance of 696.39 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set for the most southerly corner of this 8.00 acre tract of land;

THENCE crossing said Moreland tract of land for the following three courses:

- with the southwesterly line of this 8.00 acre tract of land, N 42°00'41" W a distance of 500.57 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set at the most westerly corner of this 8.00 acre tract of land;
- with the northwesterly line of this 8.00 acre tract of land, N 49°54'58" E a distance of 696.39 feet to an iron rod found with a surveyor's cap found at the most westerly corner of said Lot 4, same being the most northerly corner of this 8.00 acre tract of land;
- with the common line between said Lot 4 and this 8.00 acre tract of land, S 42°00'41" E a distance of 500.57 feet to the POINT OF BEGINNING.

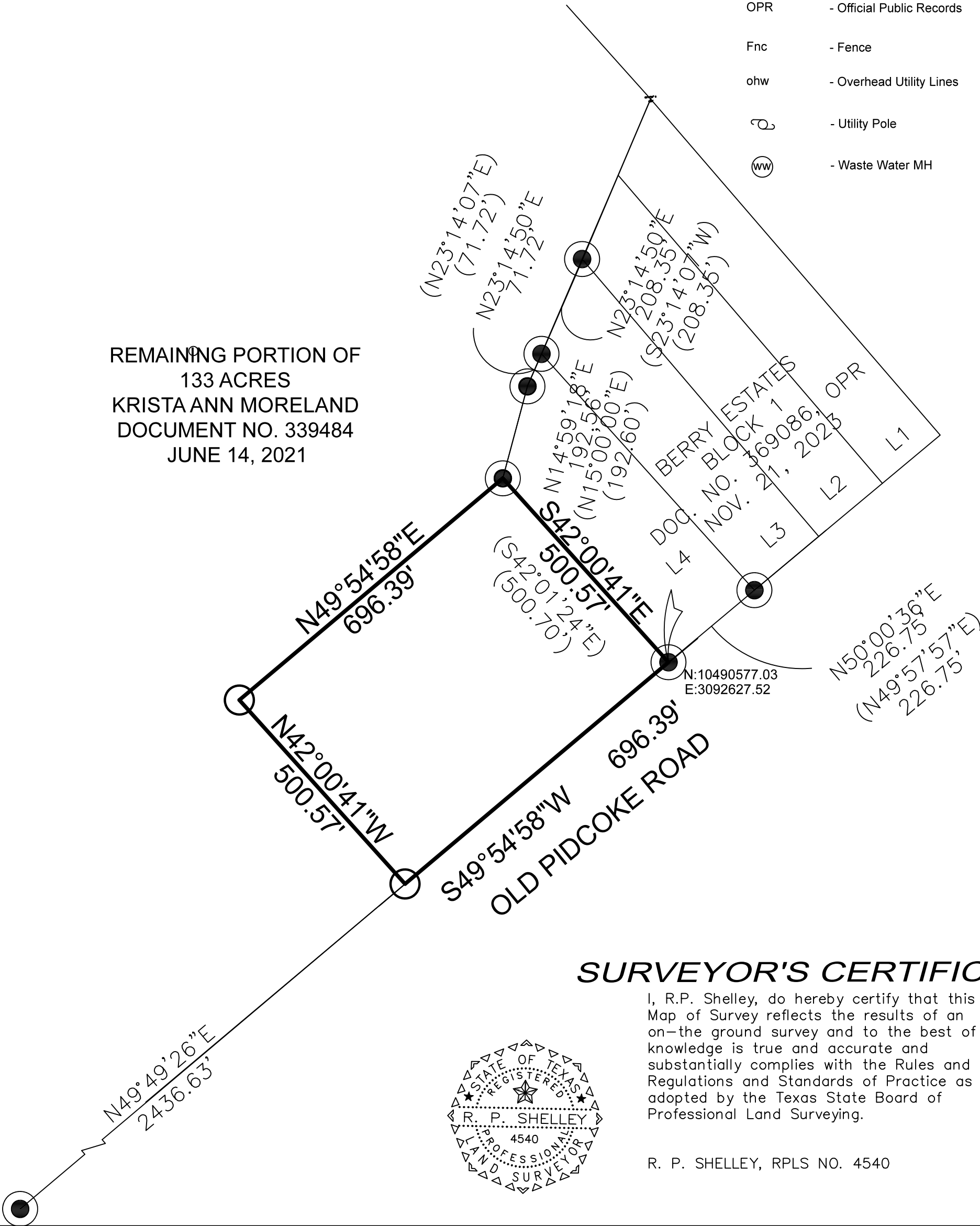
TEXAS LAND SURVEYORS
475 CR 4175
Cranfills Gap, Texas 76637
rickshelley@gmail.com
(254) 253 0946
Firm No. 10194621

VICINITY MAP



- Survey Capped Iron Rod End.
- 1/2" Iron Rod Set Marked RPLS 4540 RED CAP
- Record Information
- Official Public Records
- Fence
- Overhead Utility Lines
- Utility Pole
- Waste Water MH

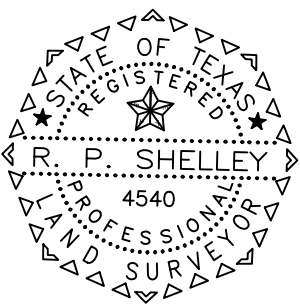
REMAINING PORTION OF
133 ACRES
KRISTA ANN MORELAND
DOCUMENT NO. 339484
JUNE 14, 2021



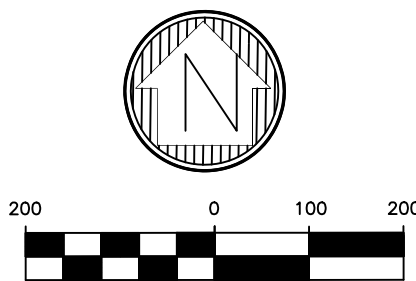
SURVEYOR'S CERTIFICATE

I, R.P. Shelley, do hereby certify that this Map of Survey reflects the results of an on-the-ground survey and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

R. P. SHELLEY, RPLS NO. 4540



LAND TITLE SURVEY OF 8.00 ACRES OF LAND
SITUATED IN THE WILLIAM SUGGETT SURVEY
ABST. NO. 912
CORYELL COUNTY, TEXAS



SURVEYOR'S NOTES

RECORD ENCUMBRANCES –Except as specifically stated or shown on the map of survey, this survey does not purport to reflect any of the following which may be applicable to the subject property: building setback lines, restrictive covenants, subdivision restrictions, zoning or other land–use regulations, septic tank restrictions and any other facts which a current title search may disclose.

BOUNDARY DIMENSIONS –Bearings, distances and coordinates shown on this map of survey are grid, GPS derived and are based on The Texas Coordinate System, Central Zone, NAD

RECORD DOCUMENTS –Only the record documents noted hereon were provided to or discovered b the undersigned surveyor.

BOUNDARY RESEARCH –The undersigned surveyor conducted research of public real property records focused on the boundary of the subject property. No research was conducted for: easements, restrictions, dedications or other record encumbrances.

PURPOSE OF SURVEY –This survey represents the results of a Land Title Survey.

ADJOINING PROPERTIES –The adjoining properties were not surveyed and are shown hereon for informational purposes only.

UTILITIES –All statements within the certification and other references located elsewhere heron that are related to utilities, easements, servitudes and encroachments are based on visible, aboveground evidence unless otherwise noted. Lacking excavation, the location of underground utilities cannot be accurately known. For definitive answers to questions regarding utilities shown hereon, contact the respective utility companies. Visible utility structures that were observed while conducting this survey may indicate an easement.

SUBSURFACE CONDITIONS –No statement is made concerning subsurface conditions or the existence or nonexistence of underground containers of facilities which may affect the use of development of the tract of land. Environmental and subsurface conditions were not examined as a part of this survey.

ROADWAYS AND DRIVEWAYS –Roadways or driveways (access ways) shown hereon are as found. The undersigned surveyor does not represent that said roadways or driveways are publicly maintained, nor that an easement or right of way for the use of these access ways benefits the subject property.

FENCES –Fences along a boundary line and long standing, should not be moved or removed without consultation with the adjoining property owner. Ownership of the property located between the boundary line and the fence may have been transferred

COPY OF SURVEY: Subject to client approval, a copy of this map of survey can be obtained by contacting Rick Shelley at 254 253 0946 or by email at rickshelley@gmail.com"rickshelley@gmail.com.

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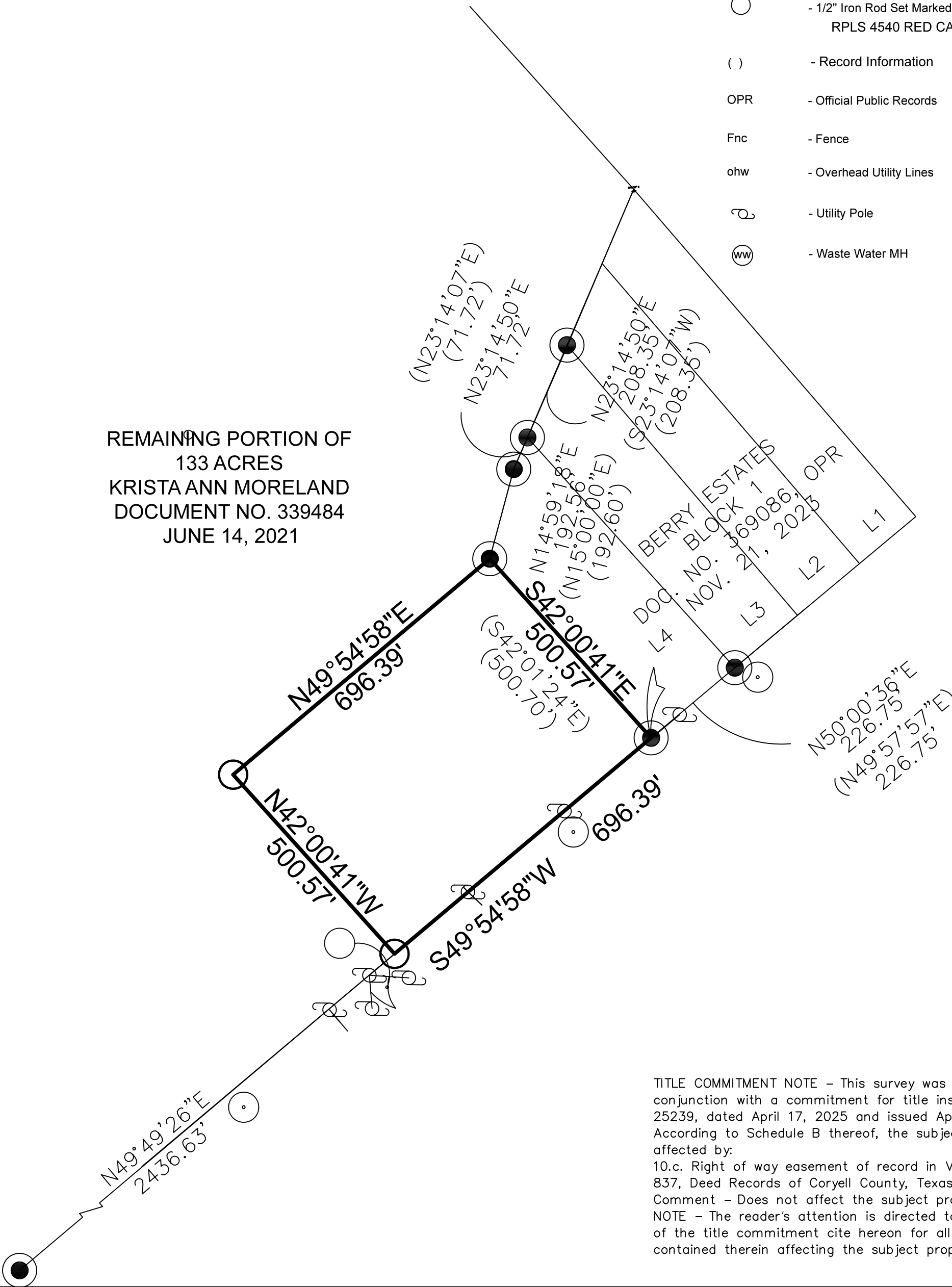
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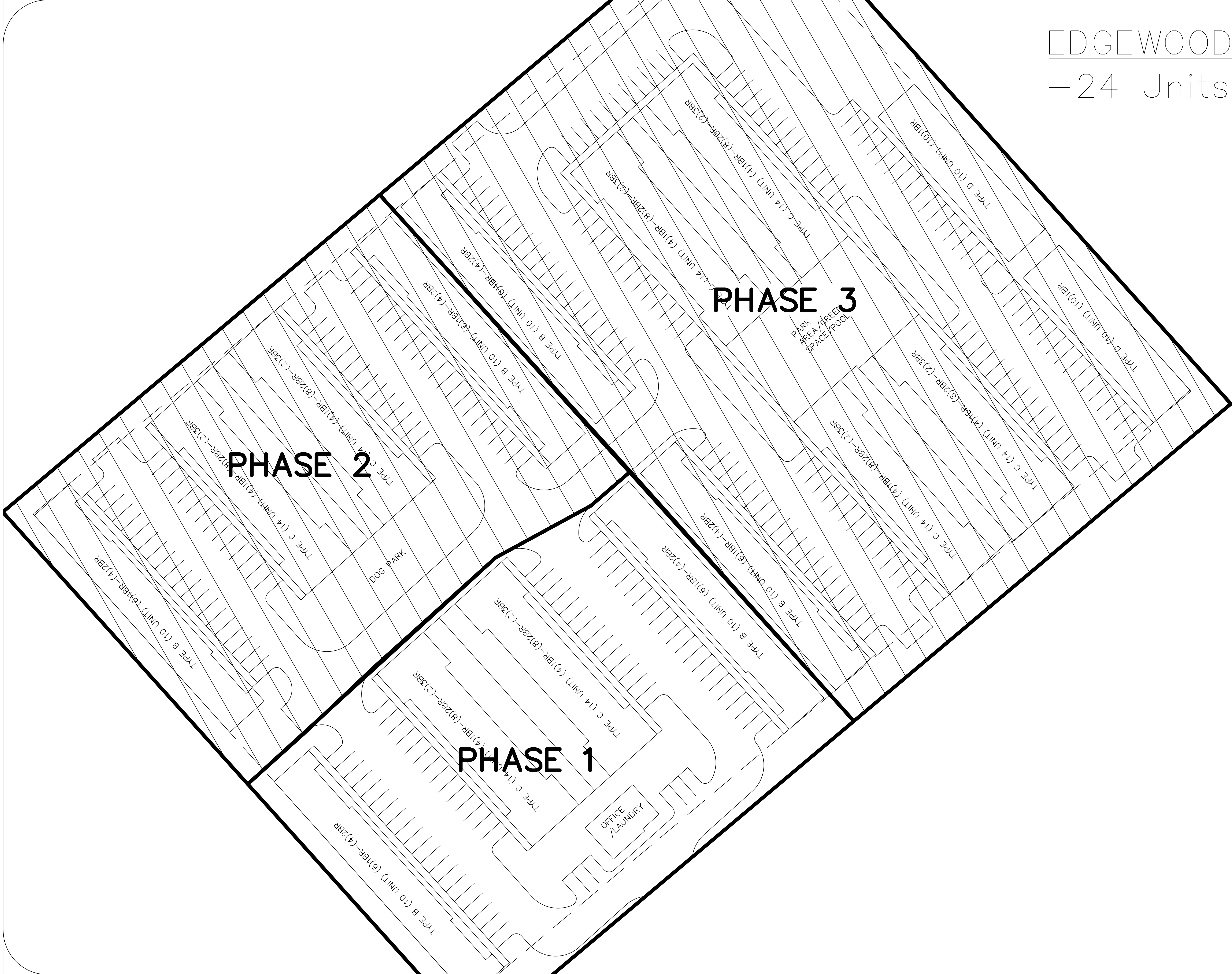
TEXAS LAND SURVEYORS
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Firm No. 10194621

REMAINING PORTION OF
133 ACRES
KRISTA ANN MORELAND
DOCUMENT NO. 339484
JUNE 14, 2021



TITLE COMMITMENT NOTE – This survey was conducted in conjunction with a commitment for title insurance, 25239, dated April 17, 2025 and issued April 30, 2026. According to Schedule B thereof, the subject property is affected by:
10.c. Right of way easement of record in Vol. 479, Pg. 837, Deed Records of Coryell County, Texas. Surveyor's Comment – Does not affect the subject property.
NOTE – The reader's attention is directed to a full copy of the title commitment cite hereon for all matters contained therein affecting the subject property.

EDGEWOOD TOWNHOMES
—24 Units/Acre



**TRAFALGAR HOMES
OF TEXAS**

<small>DRAWN BY</small>	CODY FARR	5/19/2025
<small>DESIGNED BY</small>	WES BISHOP	5/19/2025
<small>No.</small>		5/19/2025

Company Name and Address

TRAFALGAR HOMES OF TEXAS, LLC
P.O. BOX 65
STEPHENVILLE, TEXAS 76401
(254) 968-1005

Project Name and Address

GATESVILLE
Gatesville, Tx

<small>Project</small>	SITE PLAN	<small>Sheet</small>
<small>Date</small>	5/19/2025	
<small>Scale</small>	NOT TO SCALE	