

NOTICE OF MEETING
OF THE
GUN BARREL CITY PLANNING AND ZONING COMMISSION
1716 W. MAIN ST. GUN BARREL CITY, TX 75156

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 St. Gun Barrel City, Texas, on Monday, July 12, 2021, at 3:00 PM.

1. New Business

- 1.A Discuss and/or take action to approve the minutes of the June 14, 2021, Planning and Zoning Commission meetings.
[June 14, 2021 meeting minutes](#)
- 1.B Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lots 323 and 324 in the Tamarack subdivision, belonging to Brian Shivley physically located at 331 Valley View Street into one lot, Lot 323R.
[Brian Shivley Application](#)
[Shivley Final survey](#)
- 1.C Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lot 21R-1 in the Bar H Estates, belonging to Doug Lander/Go land Investments LLC. into two lots, Lot 21R-1A and 21R-1B.
[Doug Lander replat application](#)
[Lander Final Survey](#)
- 1.D Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lots 33C, 34C and 35C in the Loon Bay subdivision, belonging to Charles and Lori Ivey, physically located at 2526 West Main Street into one lot, Lot 33-C1.
[Ivey Application](#)
[Ivey Final Survey](#)
[Ivey Satellite View](#)
- 1.E Public Hearing to discuss rezoning TR 2, 10.679 acres in the AB 282 W. Hockiday Survey, Henderson County, Texas in the City of Gun Barrel City, belonging to Island Development LP from Townhouse Residential District (R-TH) to Condominium Residential District (CD-1).
[Public Hearing Notice](#)
- 1.F Discuss and/or take action to make a recommendation to the City Council regarding rezoning TR 2, 10.679 acres in the AB 282 W. Hockiday Survey, Henderson County, Texas in the City of Gun Barrel City, belonging to Island Development LP. from Townhouse Residential District (R-TH) to Condominium Residential District (CD-1).
[Waitman Rezone Application](#)
[Boundary Survey](#)
[Business plan Request](#)
[Island drone 1.JPG](#)

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Island Drone 3.JPG
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07-13-2020_Image - 06.jpeg
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07-13-2020_Image - 08 (1).jpeg
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07-13-2020_Image - 10.jpeg
07-13-2020_Image - 11.jpeg

Adjournment

Attest:

Janet Dillard, City Secretary

Approved:

Jeff Arnswald, 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.net.

Janet Dillard, City Secretary



PLANNING AND ZONING COMMISSION CITY OF GUN BARREL CITY, TEXAS AGENDA ITEM # 1.A

MEETING DATE:

July 12, 2021

SUBJECT:

Previous Meeting Minutes

ACTION ITEM:

Discuss and/or take action to approve the minutes of the June 14, 2021, Planning and Zoning Commission meetings.

BACKGROUND:

Attached to this RFA are the minutes of the June 14, 2021 meeting for your consideration.

[June 14, 2021 meeting minutes](#)

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 St. Gun Barrel City, Texas on Monday, June 14, 2021 at 3:00 pm.

Board Chair, Dennis Baade called the meeting to order at 3:00 p.m. Roll was called and a quorum established. Members in attendance included: Dennis Baade, Susan Ball, Jeff Buck, Shelley Coleman, Brian Crull, Jennifer Jacobs and Kate Weller.

1. New Business

- 1.A Discuss and/or take action to approve the minutes of the May 17, 2021 and May 25, 2021, Planning and Zoning Commission meetings.

Susan Ball made a motion to approve the minutes of the May 17, 2021 meeting as written. Jeff Buck seconded and all members votes yes. Kate Weller commented that an item on this agenda (Item 1.D) might be coming back before the board as the City Council did not approve the recommended zoning classification.

A second motion was made also by Susan Ball to approve the minutes of the May 25, 2021 meeting as written. Jeff Buck seconded and all members voted yes to approve.

- 1.B Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lots 870, 871 & 872 in the Loon Bay subdivision, belonging to Terry & Brenda Hinsley physically located at 138 Wildgrove Drive into one lot, Lot 870R.

Jennifer Jacobs made a motion to consider making a recommendation to the City Council regarding the replatting of lots 870, 871 and 872 in the Loon Bay subdivision, belonging to Terry & Brenda Hinsley physically located at 138 Wildgrove Drive into one lot, Lot 870R. Kate Weller seconded and all members voted yes.

The meeting adjourned at 3:05 p.m.

Approved:

Attest:

Dennis Baade, Chairman

Janet Dillard, City Secretary



PLANNING AND ZONING COMMISSION CITY OF GUN BARREL CITY, TEXAS AGENDA ITEM # 1.B

MEETING DATE:

July 12, 2021

SUBJECT:

Replat Request

ACTION ITEM:

Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lots 323 and 324 in the Tamarack subdivision, belonging to Brian Shivley physically located at 331 Valley View Street into one lot, Lot 323R.

BACKGROUND:

Staff has reviewed the plat request and determined it meets all the criteria of our zoning ordinance. Attached to this RFA is an application and the final plat survey for your review and consideration.

[Brian Shivley Application](#)

[Shivley Final survey](#)



CITY OF GUN BARREL CITY PLAT SUBMITTAL APPLICATION

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

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

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

Name of Owner/Applicant: Brian Shivley

Mailing Address: 331 Valley View Street GBC TX 75156

Contact Name: Brian Shivley Phone: (214) 556-7734

Email: BShivley@Live.com
(Correspondence will be through e-mail)

Property Address: 331 Valley View Street GBC 75156

Subdivision Name: Tamarack Lot(s) to be platted: 323+324

Zoning District: RC6

Existing use of property (empty lot, home with storage unit, etc.): Home & Empty lot

Purpose of Replat (Split lots to sell, put storage unit on empty lot, etc.): Put Metal Building and Concrete Slab

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 Applicant Brian Shivley Date: 6-17-21

The P&Z meets on the first Monday of the month at 4:30 pm.
The City Council meets on the fourth Tuesday of the month at 6:30 pm.
There are occasional exceptions to the schedule.

Please note: Members of the Planning and Zoning Commission will be making onsite visits to verify conformity to zoning regulations.

For Department Use Only

Date Received/Reviewed: 4/17/21 Accepted by: Janet Dillard

Admin Notes: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, BRIAN SHIVLEY, DO HEREBY ADOPT THIS RE-PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 323R, A RE-PLAT OF LOTS 323 AND 324 OF TAMARACK VENTURE AND HEREBY IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF TAMARACK VENTURE, AS AMENDED, A SUBDIVISION LOCATED IN HENDERSON COUNTY, TEXAS, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS.

BRIAN SHIVLEY

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 BRIAN SHIVLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY GUN BARREL CITY, HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2021.

MAYOR

CITY SECRETARY

SANITARY SEWER IS AVAILABLE AND NO Q.S.S.F. WILL BE ALLOWED

ACCEPTED BY: _____ DATE _____
TARRANT REGIONAL WATER DISTRICT

FINAL RE-PLAT TAMARACK VENTURE

1 LOT
RE-PLAT OF
LOTS 323 & 324
0.39 ACRES

J.P. BROWN SURVEY, A-39
CITY OF GUN BARREL
HENDERSON COUNTY, TEXAS

FILED FOR RECORD MAY 18, 2021

HARDIN SURVEYING
NO. 0041187
MADDAIK, TEXAS 75147
(903) 887-5874

DATE PREPARED: MAY 18, 2021
SCALE: 1" = 30' FEET
RECORDING INSTRUMENT NO. 4207
FILED MAY 18, 2021

OWNERS/DEVELOPER

BRIAN SHIVLEY

331 VALLEYVIEW STREET,
GUN BARREL CITY, TEXAS 75156
(214)-556-7734



SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT I HAVE PREPARED AND SUPERVISED THE RESULTS OF A SURVEY MADE ON THE HEREIN DESCRIBED PROPERTY, AND THAT THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN, RPES NO. 4207

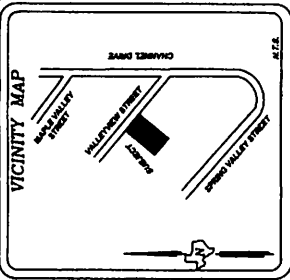
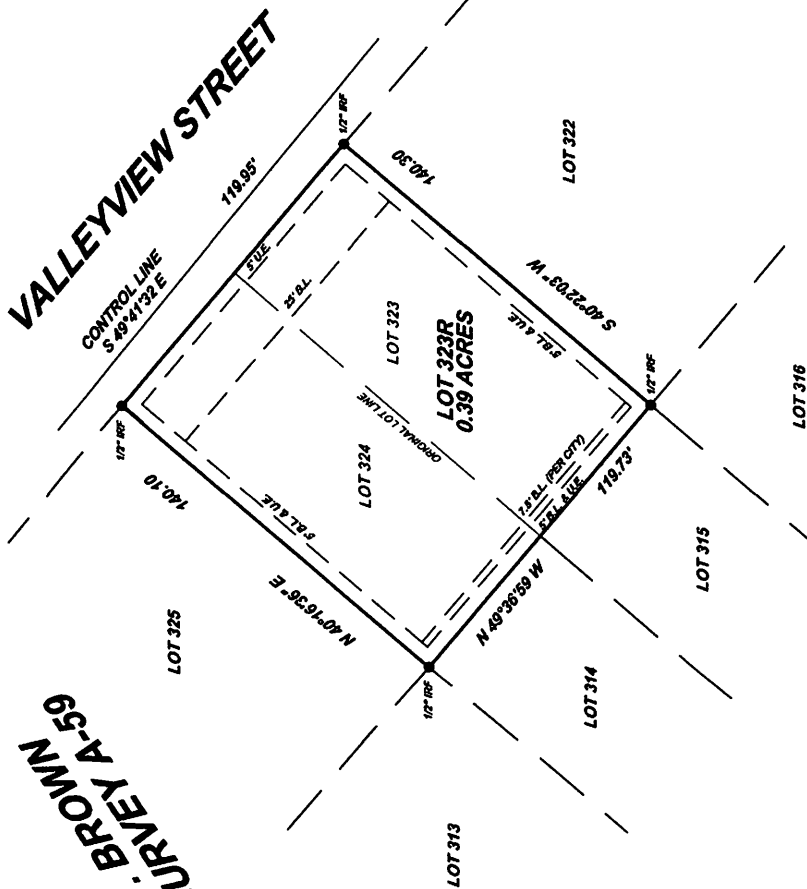
OWNER'S CERTIFICATION STATE OF TEXAS:

COUNTY OF HENDERSON:

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.P. BROWN SURVEY, BEING CITY OF GUN BARREL, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOTS 323 & 324 OF TAMARACK VENTURE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 71, CABINET 8, SLIDE 138 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

FLOOD PLAT WARNING
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. 481001010 E. THIS STATEMENT IS
BASED SOLELY ON THE FIRM PANEL NO. 481001010 E. AND DOES NOT
IMPLY THAT THE FIRM PANEL NO. 481001010 E. WAS MADE TO MAKE THIS DETERMINATION.

1" = 30'
BASIS OF BEARINGS:
RECORDED PLAT





PLANNING AND ZONING COMMISSION CITY OF GUN BARREL CITY, TEXAS AGENDA ITEM # 1.C

MEETING DATE:

July 12, 2021

SUBJECT:

Replat Request

ACTION ITEM:

Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lot 21R-1 in the Bar H Estates, belonging to Doug Lander/Go land Investments LLC. into two lots, Lot 21R-1A and 21R-1B.

BACKGROUND:

Staff has reviewed the plat request and determined that it meets all the criteria of our zoning ordinance. Attached to this RFA is an application and the final plat survey for your review and consideration.

[Doug Lander replat application](#)

[Lander Final Survey](#)



CITY OF GUN BARREL CITY PLAT SUBMITTAL APPLICATION

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

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

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

Name of Owner/Applicant: Doug Lander

Mailing Address: P.O. Box 5021 MABANK TX 75147

Contact Name: Doug Lander Phone: (903) 477-1904

Email: DougLandermarine@aol.com
(Correspondence will be through e-mail)

Property Address: Lot 21 R-1

Subdivision Name: BAR-H Lot(s) to be platted: 21

Zoning District: R-1

Existing use of property (empty lot, home with storage unit, etc.): _____

Purpose of Replat (Split lots to sell, put storage unit on empty lot, etc.): sell

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 Applicant [Signature] Date: 6-11-21

The P&Z meets on the first Monday of the month at 4:30 pm.
The City Council meets on the fourth Tuesday of the month at 6:30 pm.
There are occasional exceptions to the schedule.

Please note: Members of the Planning and Zoning Commission will be making onsite visits to verify conformity to zoning regulations.

For Department Use Only

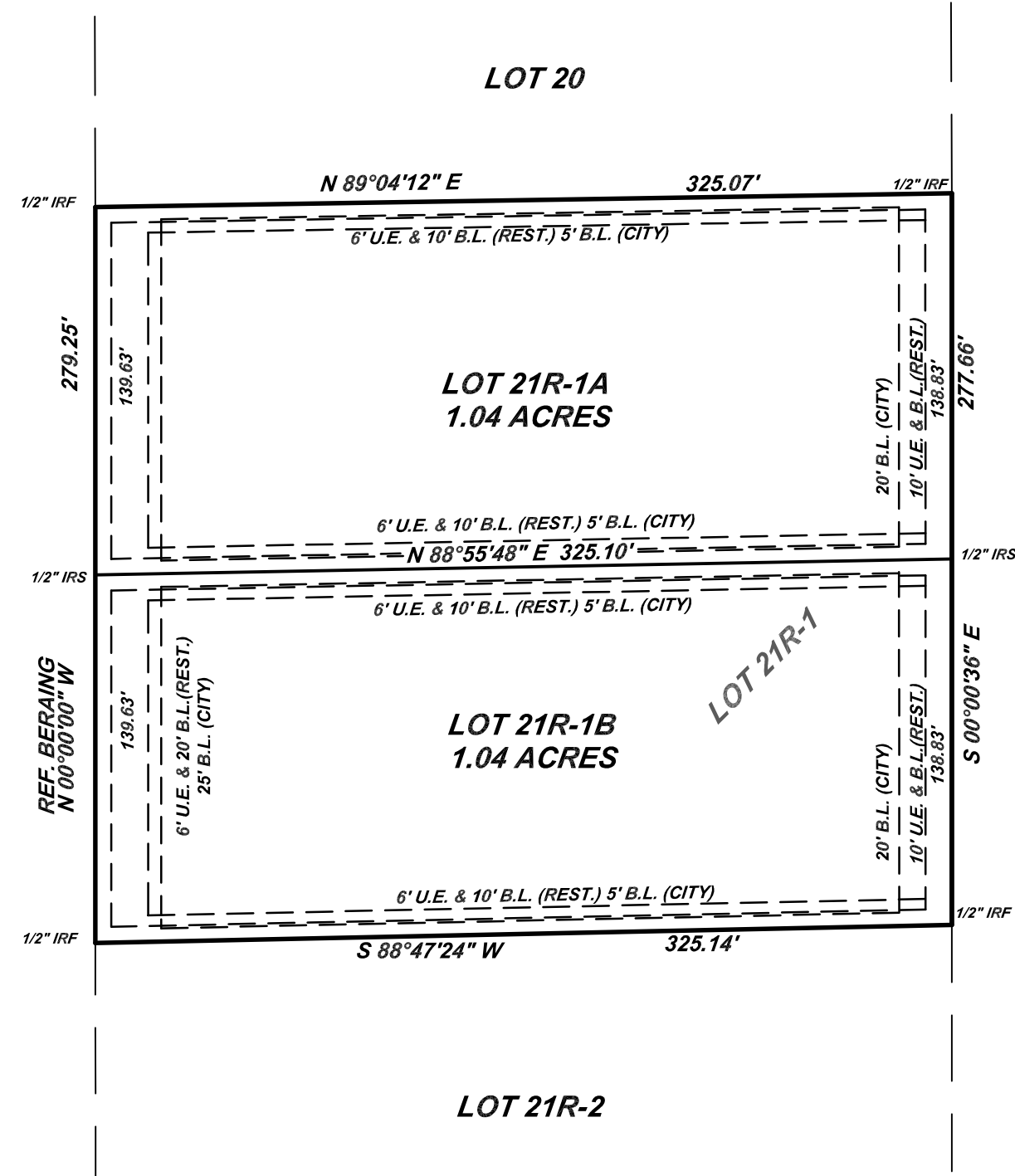
Date Received/Reviewed: 6/11/21 Accepted by: [Signature]

Admin Notes: waiting on electronic copy of survey from Hardin

City of Gun Barrel City, Texas

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

HELEN STREET



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. 48213C0100 E. THIS STATEMENT IS BASED SOLEY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.



OWNER'S CERTIFICATION STATE OF TEXAS :
COUNTY OF HENDERSON :

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE L. NAVARRO SURVEY, A-578, CITY OF GUN BARREL, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 21R-1 OF BAR H ESTATES ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 267 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

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

APPROVED BY GUN BARREL CITY, HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2021.

MAYOR



OWNERS/DEVELOPER
GO LAND INVESTMENTS LLC
DOUG LANDERS
PO BOX 5021,
MABANK, TEXAS 75147
(903) 477-1904

CITY SECRETARY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
I, DOUG LANDERS OWNER OF GO LAND INVESTMENTS LLC, DO HEREBY ADOPT THIS RE-PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 21R-1A & 21R-1B, A RE-PLAT OF LOT 21R-1 OF BAR H ESTATES AND HEREBY IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF BAR H ESTATES, AS AMENDED, A SUBDIVISION LOCATED IN HENDERSON COUNTY, TEXAS, RECORDED IN THE OFFICIAL PUBLIC RECORDS ON HENDERSON COUNTY, TEXAS.

DOUG LANDERS
GO LAND INVESTMENTS LLC

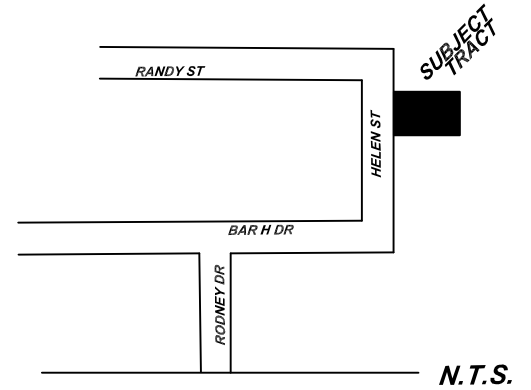
STATE OF TEXAS
COUNTY OF

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

VICINITY MAP



FINAL RE-PLAT BAR H ESTATES

2 LOTS

**RE-PLAT OF
LOT 21R-1**

2.08 ACRES

**CITY OF GUN BARREL
L. NAVARRO SURVEY A-578
HENDERSON COUNTY, TEXAS**

FIRM REGISTRATION NO. 10114700

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674

DATE PERFORMED: MAY 4, 2021
SCALE: 1"= 60 FEET
WORK ORDER # 2103253
FIELD BY: LH

DRAWN BY: TF
CHECKED BY: TP



PLANNING AND ZONING COMMISSION CITY OF GUN BARREL CITY, TEXAS AGENDA ITEM # 1.D

MEETING DATE:

July 12, 2021

SUBJECT:

Replat Request

ACTION ITEM:

Discuss and/or take action to consider making a recommendation to the City Council regarding the replatting of lots 33C, 34C and 35C in the Loon Bay subdivision, belonging to Charles and Lori Ivey, physically located at 2526 West Main Street into one lot, Lot 33-C1.

BACKGROUND:

Staff has reviewed the plat request and determined it meets all the criteria of our zoning ordinance. Attached to this RFA is an application and the final plat survey for your review and consideration.

[Ivey Application](#)

[Ivey Final Survey](#)

[Ivey Satellite View](#)



CITY OF GUN BARREL CITY PLAT SUBMITTAL APPLICATION

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

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

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

Name of Owner/Applicant: Lori L Ivey

Mailing Address: 2526 W Main St

Contact Name: Lori L Ivey

Phone: (713) 870-2955

Email: sandssservices@gmail.com

(Correspondence will be through e-mail)

Property Address: 2526 W Main St, Gun Barrel City, TX 75156

Subdivision Name: Loon Bay

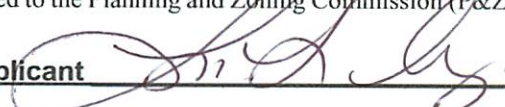
Lot(s) to be platted: 33C, 34C and 35C

Zoning District: ~~A~~ B-2

Existing use of property: Business- Commercial (S&S Services)

Purpose of Replat (Split lots to sell, put storage unit on empty lot, etc.): Business Expansion- Adding additional building

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 Applicant 

Date: 6/25/2021

The P&Z meets on the second Monday of the month at 3:00 pm.
The City Council meets on the fourth Tuesday of the month at 6:30 pm.
There are occasional exceptions to the schedule.

Please note: Members of the Planning and Zoning Commission will be making onsite visits to verify conformity to zoning regulations.

For Department Use Only

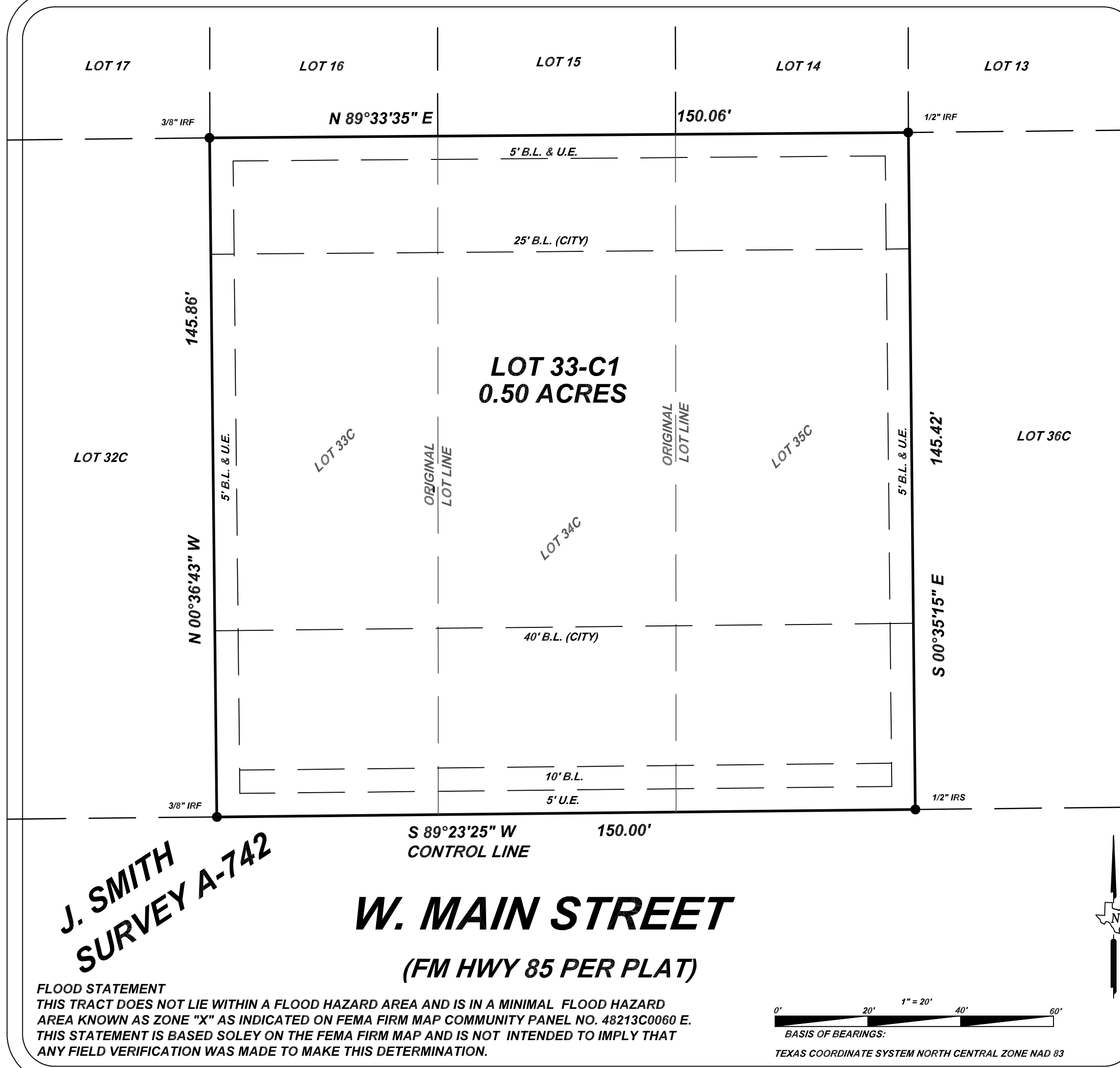
Date Received/Reviewed: _____

Accepted by: 

Admin Notes: _____

City of Gun Barrel City, Texas

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



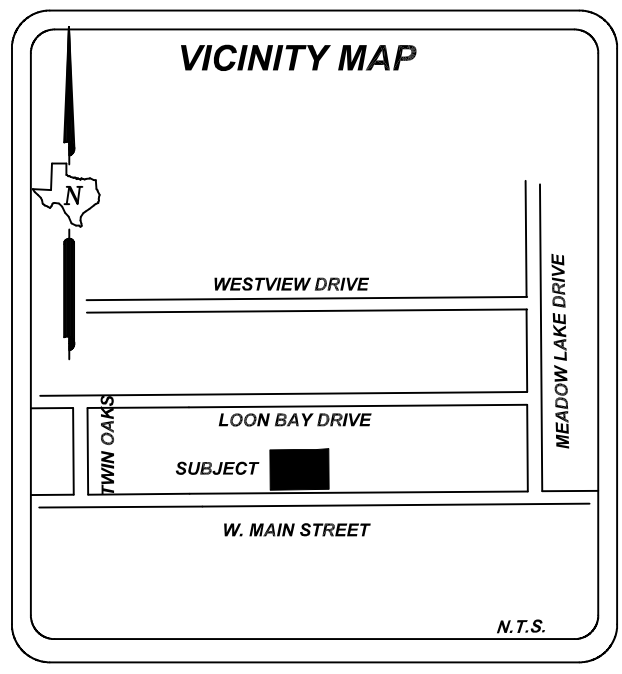
OWNER'S CERTIFICATION STATE OF TEXAS :
COUNTY OF HENDERSON :

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. SMITH SURVEY, A-742, CITY OF GUN BARREL, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOTS 33C, 34C AND 35C OF LOON BAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 11, CABINET B, SLIDE 87 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

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



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
WE, CHARLES AND LORI IVEY DO HEREBY ADOPT THIS RE-PLAT, DESIGNATING THE DESCRIBED PROPERTY AS LOT 33-C1 OF LOON BAY SUBDIVISION AND HEREBY IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LOON BAY SUBDIVISION, AS AMENDED, A SUBDIVISION LOCATED IN HENDERSON COUNTY, TEXAS, RECORDED IN THE OFFICIAL PUBLIC RECORDS ON HENDERSON COUNTY, TEXAS.

CHARLES IVEY
LORI IVEY

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 CHARLES IVEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2021.

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 LORI IVEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY GUN BARREL CITY, HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2021.

MAYOR
CITY SECRETARY

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

ACCEPTED BY: _____ DATE _____
TARRANT REGIONAL WATER DISTRICT

FINAL RE-PLAT
LOON BAY
SUBDIVISION
1 LOT
RE-PLAT OF
LOTS 33C, 34C AND 35C
0.50 ACRES
CITY OF GUN BARREL
J. SMITH SURVEY, A-742
HENDERSON COUNTY, TEXAS

OWNERS/DEVELOPER
CHARLES AND LORI IVEY
307 FERN LANE,
WHARTON, TEXAS 77488
(713)-870-2955

FIRM REGISTRATION NO. 10114700

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674

DATE PERFORMED: JUNE 10, 2021
SCALE: 1"= 20 FEET
WORK ORDER # 2104182
FIELD BY: GF
DRAWN BY: TF
CHECKED BY: TP





PLANNING AND ZONING COMMISSION CITY OF GUN BARREL CITY, TEXAS AGENDA ITEM # 1.E

MEETING DATE:

July 12, 2021

SUBJECT:

Public Hearing

ACTION ITEM:

Public Hearing to discuss rezoning TR 2, 10.679 acres in the AB 282 W. Hockiday Survey, Henderson County, Texas in the City of Gun Barrel City, belonging to Island Development LP from Townhouse Residential District (R-TH) to Condominium Residential District (CD-1).

BACKGROUND:

Attached to this RFA is the public hearing notice schedule. Letters were sent out to all property owners who lie within 200 feet of said requested rezone area.

[Public Hearing Notice](#)

PUBLIC HEARING NOTICE SCHEDULE for July 2021

06/25/21	Public hearing notice sent to paper (The Monitor).
07/01/21	Public hearing notice published for P& Z Meeting
07/15/21	Public hearing notice published for City Council Meeting
07/12/21	P&Z Meeting – 1 st Public hearing
07/27/21	City Council Meeting – 2 nd Public Hearing

PUBLIC NOTICE

The Gun Barrel City Planning and Zoning Commission and the Gun Barrel City Council will hold public hearings on Monday, July 12, 2021 at 3p.m. and Tuesday, July 27, 2021 at 6:30 p.m., in City Hall, located at 1716 West Main Street, Gun Barrel City, Texas, to discuss

1. Replatting lots 323 and 324 in the Tamarack subdivision, belonging to Brian Shivley physically located at 331 Valley View Street into one lot, Lot 323R.
2. Replatting lot 21R-1 in the Bar H Estates, belonging to Doug Lander/Go land Investments LLC. into two lots, Lot 21R-1A and 21R-1B.
3. Replatting lots 33C, 34C and 35C in the Loon Bay subdivision, belonging to Charles and Lori Ivey, physically located at 2526 West Main Street into one lot, Lot 33-C1.
4. Rezoning TR 2, 10.679 acres in the AB 282 W. Hockiday Survey, Henderson County, Texas in the City of Gun Barrel City, belonging to Island Development LP. from Townhouse Residential District (R-TH) to Condominium Residential District (CD-1).



PLANNING AND ZONING COMMISSION CITY OF GUN BARREL CITY, TEXAS AGENDA ITEM # 1.F

MEETING DATE:

July 12, 2021

SUBJECT:

Rezone Request

ACTION ITEM:

Discuss and/or take action to make a recommendation to the City Council regarding rezoning TR 2, 10.679 acres in the AB 282 W. Hockiday Survey, Henderson County, Texas in the City of Gun Barrel City, belonging to Island Development LP. from Townhouse Residential District (R-TH) to Condominium Residential District (CD-1).

BACKGROUND:

Attached to this RFA is an application for a rezone change along with supporting documentation for the request. Dan Waitman will be present to share his project and request and will be available to answer questions at this time.

[Waitman Rezone Application](#)

[Boundary Survey](#)

[Business plan Request](#)

[Island drone 1.JPG](#)

[Island Drone 2.jpg](#)

[Island Drone 3.JPG](#)

[Island Drone 4.jpg](#)

[Island Drone 5.JPG](#)

Island Drone 7.JPG

Island drone 8.JPG

Island Drone 9.jpg

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07-13-2020_Image - 02.jpeg

07-13-2020_Image - 03.jpeg

07-13-2020_Image - 04.jpeg

07-13-2020_Image - 05.jpeg

07-13-2020_Image - 06.jpeg

07-13-2020_Image - 07.jpeg

07-13-2020_Image - 08 (1).jpeg

07-13-2020_Image - 09.jpeg

07-13-2020_Image - 10.jpeg

07-13-2020_Image - 11.jpeg



Application for Special Use Permit/Rezoning

Application for: ☒ Rezoning ☐ Special Use Permit

Address of Site

N/A - See attachment

Applicant/Owner Information

Name of Applicant/Owner: Daniel L. Waitman GP

Name of Business: Island Development

Address of Applicant/Owner: _____

Contact E-mail: waitmancc@gmail.com

Contact Phone: 903. 288-4788

Legal Description

Lot(s) Number: _____ Tract/Block(s) Number: TR 2 AB 282 W. HOCKIDAY

Current zoning: Town Homes Proposed zoning: Hi Rise Condominiums

Acres: 10.8 Subdivision (if applicable): _____

Existing & Proposed Use Description

Existing use of the site (empty lot, leased space, etc.): NA / empty

Description of proposed use: Build 4 Condo Bldgs (South Island)

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.

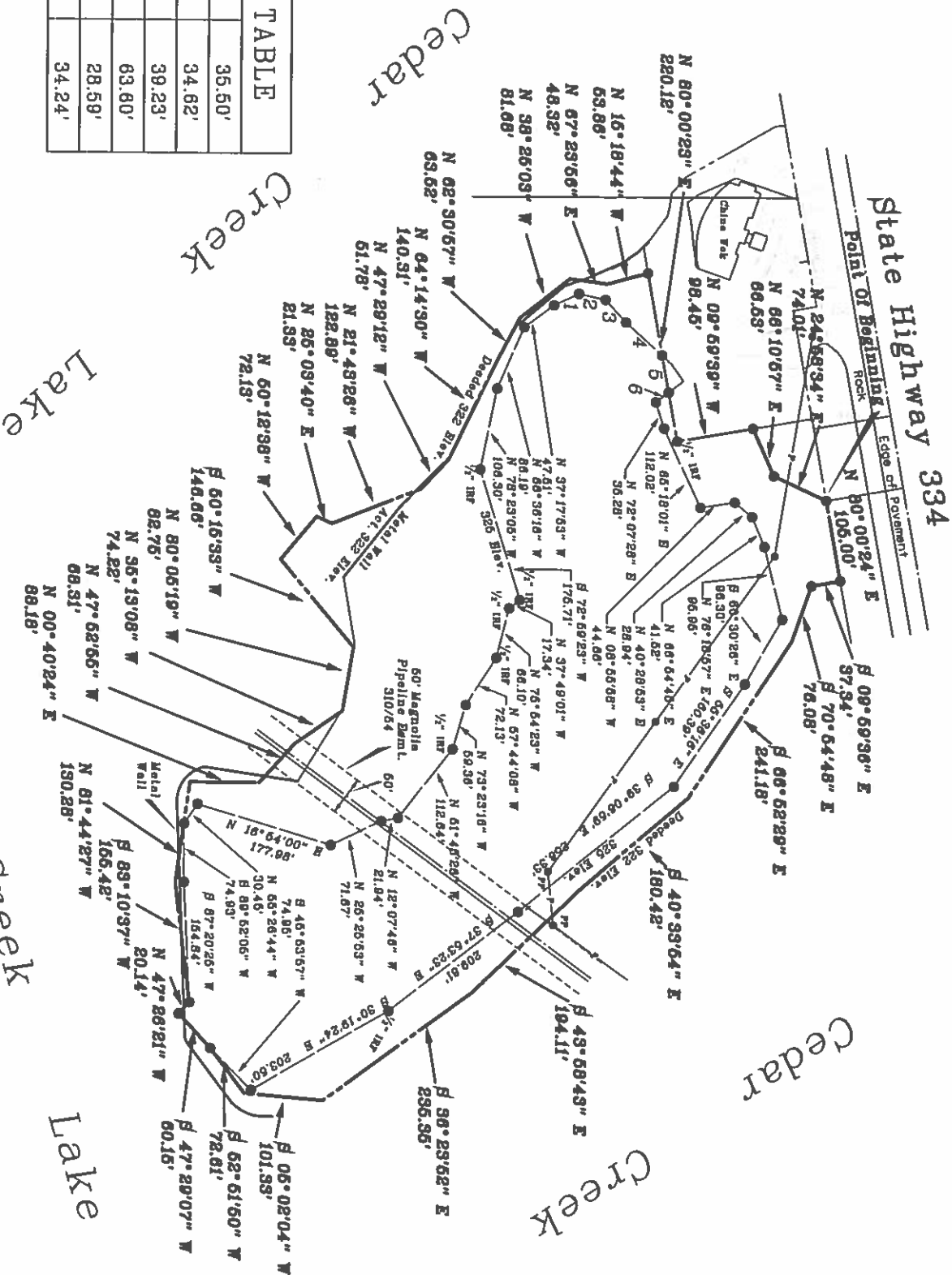
Applicant/Owner Signature: [Signature]

Date: 6-22-2021

- Legend**
- T—T— Telephone
 - C—C— Cable
 - X—X— Fence
 - P—P— Power Line
 - 3/8" Iron Rod Set
 - Conc. - Concrete
 - PP - Power Pole
 - WM - Water Meter
 - IRF - Iron rod found
 - IRS - Iron Rod Set
 - IPF - Iron Pipe Found
 - TB - Telephone Box
 - LP - Light Pole
 - BCS - Buried Cable Sign
 - FC - Fence Corner
 - GM - Gas Meter
 - EB - Electrical Box

Basis of Bearing:
Vol. 1321, Pg. 651

BOUNDARY TABLE		
1	N 25°05'53" W	35.50'
2	N 12°40'38" E	34.62'
3	N 47°36'05" E	39.23'
4	N 42°37'58" E	63.60'
5	N 80°00'23" E	28.59'
6	S 67°04'37" E	34.24'



This property is subject to stipulations recorded in Vol. 549, Pg. 397.
The following recorded easement does not appear to affect this tract: Vol. 294, Pg. 627.

10.68 Ac. Gross (322 Elev.)
6.95 Ac. Net (Above 325 Elev.)

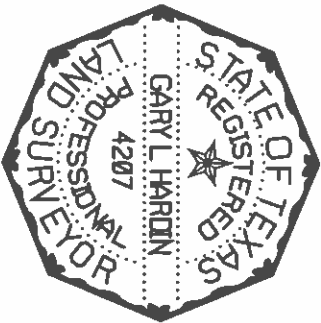
PLAT OF SURVEY

Lot No. 10.68 Ac. Block No. City Texas
Addition : Part of the Island Development, L.P. tract
Volume 1321 Page 651 of the Real Records of Henderson County, Texas.
Address:

I, Gary L. Hardin, R.P.L.S. 4287, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of May 2004 and all corners are as shown hereon and there are no visible encroachments, conflicts or protrusions other than those shown. This survey is made in accordance with the Standards for Land Title Surveys of the Texas Society of Professional Surveyors, 1999 revised edition and will meet the specifications of a Category 1A, Condition 3 Survey. This survey was performed in connection with the transaction described in G.F. No. 04-0533 of Colonial Title Company, Flood Statement this Tract. I lie within a Flood Hazard Area as indicated on FEMA Map Community Panel 1. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.

Date: May 5, 2004	Scale: 1" = 200 Ft.
Surveyor: W. Hockaday	Abstract No. 282
W.O. # 04-0309	F.B. = BASE
	DR. = gh
	CP - S

CCLS, Inc.
2408 W. Main
Gun Barrel City, Texas 75156
(903) 867-5674



* The portion of this tract that is above the actual 325 Elevation line does not lie within a Flood Hazard Area as indicated on FEMA MAP, COMMUNITY PANEL NO. 48213C0030 D and is in Zone "X".

Business plan.

For many years we have drawn plans of condos for the island on the HWY 334 causeway Cedar Creek Lake. A developer has given us a contract for the property. This includes Us helping with rezoning the property for condos. A building approximate 7 to 8 stories. Parking Garage is #1 & 7 floors for condos. (Approximate 200-250 units total in 4 Buildings.) – amenities includes Pool, Pavilion, Sand beach, Boat docks. Etc. These are illustrated in the attached renderings the renderings are for example only- The exact style is yet to be determined.

Thank you.

--

Waitman Construction
P.O. Box 1631
Mabank, TX 75147

903-288-4788 Dan





































