

**CITY OF GATESVILLE, TEXAS
ORDINANCE 2026-12**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 48 – “SUBDIVISIONS”, ARTICLE IV. – “PUBLIC WORKS DEVELOPMENT STANDARDS”; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$500.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gatesville, Texas (the “City”), is a home rule municipality located in Coryell County, Texas, created under the provisions of Chapter 9 of the Texas Local Government Code and operating according to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Chapter 51, the City has general authority to adopt ordinances and regulations that are for the good government, peace, or order of the City and that are necessary or property for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds and determines that the regulations provided herein are reasonable and necessary for the public health, safety and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS THAT:

SECTION 1. The City of Gatesville Code of Ordinances is hereby amended by amending Chapter 48 “Subdivisions”, Article IV “Public Works Development Standards” to read in its entirety as follows:

CHAPTER 48 – SUBDIVISIONS

ARTICLE IV. – PUBLIC WORKS DEVELOPMENT STANDARDS

Sec. 48-41. – Construction standards adopted.

All infrastructure constructed as a result of a subdivision of land shall be in accordance with the approved final plat and other infrastructure design, development and the standard details drawings adopted by the city.

Sec. 48-42. - Water standards.

(a) *Water mains.* In no case shall any water main be less than six inches in residential areas and eight inches in nonresidential areas. All water mains shall be designed to maintain the minimum pressures and flow rates for both domestic and fire protection purposes as required by TCEQ and the International Organization for Standardization Fire Suppression Rating System (ISO FRS).

(b) *Water distribution.* The water distribution system shall be designed to afford effective circulation of water with a minimum of dead-end mains. All dead-end mains shall be provided with flush valves and discharge piping or fire hydrants at the end of the water main.

(c) *Extending requirements.* All water utilities shall be required to extend across the full width of the subdivision or development (defined by a plat or lot of record) in such an alignment that it can be extended to the next property.

(d) *Fire hydrant spacing.* The maximum spacing between fire hydrants shall not exceed 600 feet.

(e) *Water valves.* Water valves shall be installed at all water line intersections to minimize interruption to customers.

(f) *Water main placement.* Water mains shall be located within a dedicated easement behind the curb.

Sec. 48-43. – Fire hydrant standards.

(a) **Public Fire Hydrants Required.**

All fire hydrants installed within the City or within areas subject to the City's subdivision, development, or utility regulations shall be connected to a public water distribution system and shall be publicly owned, operated, and maintained by the City or the public water utility serving the property.

(b) **Prohibition of Private Fire Hydrants.**

Private fire hydrants shall not be permitted to satisfy fire protection requirements for subdivisions, commercial developments, multifamily developments, industrial developments, or other projects requiring fire hydrant installation, unless specifically approved by the City Council upon recommendation of the Fire Chief and Public Works Director due to unique circumstances.

(c) **Dedication Required.**

Any fire hydrant installed as part of a subdivision, site development, or utility extension shall be dedicated to the City or the applicable public water utility upon acceptance of the associated water infrastructure. The developer shall bear all costs associated with installation, testing, inspection, and dedication.

(d) **Construction Standards.**

All fire hydrants and associated water mains shall be designed and constructed in accordance

with the City's adopted engineering design standards, water system specifications, and applicable standards of the American Water Works Association and the National Fire Protection Association.

(e) Maintenance Responsibility.

Following acceptance by the City or public water utility, all public fire hydrants shall be maintained by the owning utility. Prior to acceptance, the developer shall be responsible for maintenance, repair, and replacement of all hydrants and related appurtenances.

All fire hydrants required by this Code shall be located within public rights-of-way, public utility easements, or other publicly dedicated utility easements acceptable to the City and shall be dedicated for public ownership and maintenance. Private ownership of required fire hydrants is prohibited.

Sec. 48-4344. - Sanitary sewer standards.

(a) *Sanitary sewer mains.* Sewer gravity mains shall be six inches or larger as directed by the city engineer and located within a dedicated easement behind the curb. Services shall be four inches or larger.

(b) *Sanitary sewer manholes.* Manholes shall be placed at all points of change of alignment, grade or size of the wastewater main, intersection of two or more wastewater mains, at the end of the line, and any locations to provide accessibility for maintenance ease. The maximum spacing between manholes shall not exceed 500 feet.

(c) *Floodplain requirements.* For wastewater manholes located in the 100-year floodplain, manhole covers and rings shall have gaskets and shall be bolted or have other city-approved means of preventing inflow.

(d) *Extending requirements.* All sanitary sewer utilities shall be required to extend across the full width of the subdivision or development (defined by a plat or lot of record) in such an alignment that it can be extended to the next property where the depth and capacity of the line permits such extension.

(e) *Size dimension of lots.* Lots ~~within the city limits and~~ in the ETJ with OSSF must be a minimum of one-half acre in size.

Sec. 48-45. Prohibition of on-site sewage facility (OSSF).

(a) Prohibition.

No person shall install, construct, maintain, repair, replace, expand, or operate an On-Site Sewage Facility (OSSF), including but not limited to septic tanks, aerobic treatment units, leach fields, or other private wastewater disposal systems, within the corporate limits of the City.

(b) Mandatory Connection to Public Sewer.

All residential, commercial, industrial, institutional, and other structures generating wastewater shall be connected to the City's public sanitary sewer system when such system is available to the property.

For purposes of this section, a public sanitary sewer system shall be considered available when a public sewer main is located adjacent to, abutting, or within a distance specified by City ordinance or utility regulations from the property line.

(c) Existing OSSFs.

Any lawfully existing OSSF in operation on the effective date of this ordinance may continue to operate until:

1. The system fails or requires replacement;
2. The property is redeveloped, expanded, or undergoes a change in use requiring additional wastewater capacity;
3. Public sanitary sewer service becomes available to the property; or
4. The City determines that the OSSF constitutes a public health nuisance or environmental hazard.

Upon the occurrence of any of the above events, the property owner shall abandon the OSSF in accordance with applicable state regulations and connect to the public sanitary sewer system within the time prescribed by the City.

(d) Exceptions.

The City Council may grant an exception to this section only upon a finding that:

1. Public sanitary sewer service is not reasonably available;
2. Extension of public sewer facilities is impractical due to topographic, environmental, or engineering constraints; and
3. The proposed OSSF complies with all applicable requirements of the State of Texas and the local permitting authority.

Any exception granted under this subsection shall be temporary and shall not relieve the property owner from the obligation to connect to the public sanitary sewer system when such service becomes available.

(e) Violations.

A violation of this section shall constitute a misdemeanor and shall be subject to the penalties established by the City's general penalty provisions. Each day a violation continues shall constitute a separate offense.

Sec. 48-~~4446~~. - Storm sewer standards.

(a) *Storm sewer mains*. Storm sewer mains shall be six inches or larger as directed by the city engineer.

(b) *Storm sewer manholes*. Manholes shall be placed at all points of change of alignment, grade or size of storm sewer main, intersection of two or more storm sewer mains, and any locations to provide accessibility for maintenance ease. The maximum spacing between manholes shall not exceed 600 feet.

Sec. 48-~~4547~~. - Street standards.

(a) *Entrances to subdivisions*. New subdivisions with 51 to 100 lots must have at least two access streets; new subdivisions with 101 or more lots require three access streets. In cases where a subdivision will be developed in phases, the number of access streets required will be based on the number of developed lots.

(b) *Projection of streets*. Where adjoining areas are not subdivided, the developer shall design and construct abutting short stub-outs or temporary turnarounds for the projection of streets into such unsubdivided areas.

(c) *Street design standards*.

1. *Local streets*. Streets that serve individual residential lots. They carry low traffic volumes at low speeds. Local streets shall have a right-of-way width of 50 feet and a pavement width of 31 feet. Sidewalks on local streets shall be a minimum of four feet wide, meet Texas Accessibility Standards, and must be constructed between the curb and 12 inches away from the property line. Where entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection.
2. *Minor collectors*. Streets generally located within subdivisions or between subdivisions to collect traffic from residential streets and to channel this traffic to major collectors. Residential lots may front on these streets. Minor collectors shall have a right-of-way width of 70 feet and a pavement width of 42 feet. Sidewalks on minor collectors shall be a minimum of four feet wide and cannot be placed beyond the property line.
3. *Major collectors*. Streets generally located along borders of neighborhoods and within commercial areas to collect and to channel this traffic to the arterial system. These are limited access roads on which no single-family or two-family residential lots may front (i.e., no driveways shall be allowed) unless there is no other reasonable and safe access to the lot. Major collectors shall have a right-of-way width of 80 feet and a pavement width of 48 feet. Sidewalks on major collectors shall be a minimum of six feet wide and cannot be placed beyond the property line.

4. *Cul-de-sacs*. Streets with only one outlet which terminates in a vehicular turnaround at the other end. Cul-de-sacs shall be provided at the closed end with a turnaround having a minimum pavement diameter of 96 feet and a right-of-way diameter of 116 feet.
5. *Major arterial*. Roads that serve corridor movements having trip lengths and travel densities indicative of substantial statewide or interstate travel. These are limited access roads on which no single-family or two-family residential lots may front. Major arterials will follow TxDOT design standards.
6. *Minor arterial*. Roads that provide service to corridors with trip lengths and travel densities greater than those served by rural collectors or local systems. They should have high overall travel speed with minimum interference to through movements. These are limited access roads on which no single-family or two-family residential lots may front.

(d) *Reserve strips*. Reserve strips controlling access to streets shall be prohibited except where their control is dedicated to the city.

(e) *Street jogs*. Street jogs with centerline offsets of less than 125 feet shall be avoided.

(f) *Street intersections*. Streets shall be laid out so as to intersect at right angles, or as close as possible to 90 degrees. Six-foot concrete valley gutters are required at street intersections where cross drainage will occur.

(g) *Dead-end streets*. Dead-end streets shall be prohibited except for short stub-outs for future roadway extensions. Temporary turnarounds are required if they exceed 150 feet in length.

(h) *Street names*. No street names shall be used which will duplicate or be confused with the names of existing streets. Street extensions shall use the existing street names. Street names shall be subject to the approval of the city.

(i) *Streetlights*.

1. It shall be the policy of the city that adequate street lighting for traffic safety be installed in all new subdivisions within the city limits or those in its ETJ requesting voluntary annexation **in accordance with Chapter 49, Article IX. - Lighting**. Streetlights shall generally be limited to intersections, curves, dead ends, cul-de-sacs and where spacing exceeds 600 feet.
2. Installation procedures and acceptable standards for streetlights shall be governed by the design and specification standards of the electric utility company serving the subdivision.
3. The use of special non-standard poles or fixtures from sources other than the electric utility shall not be accepted for dedication to the public for city maintenance.
- ~~4. Streetlights on collector and minor residential streets shall be at least 100-watt LED. Streetlights on major collectors and higher shall be at least 250-watt LED.~~
4. The **city engineer development services department** shall approve the street lighting plan.

5. The developer shall be responsible for the cost of such street lighting installation, including the cost-of-service lines to supply electricity to the streetlights, and all engineering costs. Once satisfactorily installed, approved, and accepted, the ownership and maintenance of the streetlights shall be provided by the electric utility serving the area.
6. The furnishing of electric energy to the streetlights shall be provided by the electric utility providing service to the area. The city will pay the energy costs of streetlights located in the city limits.

(j) *Sidewalks*. Sidewalks shall be required on all new streets. Sidewalks are not required on existing streets, streets without curb and gutter, or in a subdivision where all lots are greater than one acre in size. Sidewalks that are currently present on existing streets shall be retained when a parcel of land/lot on an existing street is subdivided. Sidewalks shall be constructed before any certificates of occupancy are issued by the city.

1. The subdivision developer may be required to install sidewalks when the city determines that in the interest of connectivity, accessibility, and/or public safety sidewalks are necessary.
2. All required public sidewalks shall be located in the city's right-of-way.
3. Subdivision developers are only responsible for installing sidewalks on property that is under construction.
4. All sidewalk elevations shall not be less than the top elevation of the existing curb, nor more than 24 inches above the height of the street curb.
5. Obstructions such as, but not limited to, fire hydrants, telephone poles, and street signs shall not be located within a sidewalk, unless approval of such is obtained from the city engineer.
6. Sidewalk ambulatory ramps shall be constructed within each curb return at all street intersections within the subdivision prior to the granting of a certificate of occupancy for the applicable lot. The ramp dimensions and surface finish shall be uniform throughout the subdivision.
7. The developer shall establish a uniform ground surface not to exceed the top of the curb elevation for all rights-of-way inside each curb return requiring sidewalk ambulatory ramps prior to the release of the subdivision.

Sec. 48-~~4648~~. - Exceptions.

The city council may modify the requirements of this section and may elect to participate in the cost of such developments if it finds that the circumstances taken as a whole would make it inappropriate to require the developer/property owner to comply with this section, or any portion thereof, and such modification or participation would accomplish a legitimate public purpose which would benefit the city. Each request for exception by a developer/property owner pursuant to this section shall be considered separately in accordance with such criteria

as recommended by the city engineer, and the approval of any such request shall be accompanied by such considerations as may be necessary to ensure that a legitimate public purposed beneficial to the city is accomplished. Nothing in this section is intended to authorize the use of public funds or credit for a private purpose.

Sec. 48-~~4749~~. – Oversight.

The owner, by submitting a plat, acknowledges the authority of the city and state agencies to lawfully enter and inspect property for purposes of execution of their statutory duties. Such inspection will not release the owner from any obligation to comply with the requirements of these rules.

Secs. 48-~~50~~ – 48-65. – Reserved.

SECTION 2. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, or the Gatesville Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Gatesville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Gatesville Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall take effect immediately after the third and final reading.

Ordinance No. 2026-12 was read the first time and passed to the second reading this ____ day of _____, 2026.

Ordinance No. 2026-12 was read the second time and passed to the third reading this _____ day of _____, 2026.

Ordinance No. 2026-12 was read the third time and duly approved, passed and adopted this the _____ day of _____, 2026.

APPROVED:

Gary Chumley, Mayor

ATTEST

Holly Owens, City Secretary, T. R.M.C.

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