

CITY COUNCIL MEETING
APRIL 28, 2026
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 CITY COUNCIL MEETING AT **5:31 P.M.** THIS **28TH DAY OF APRIL 2026.**

2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Joe Patterson, and Travis VanBibber.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Chad Newman, Lori McLaughlin, and Shea Harp.

OTHERS: Leo Corona, Frank Lyle, Sue Williford, Mary Anne Lyle, Allysen Hinkle, and Tina Zimmerman.

3. **INVOCATION:** Kalinda Westbrook and **PLEDGE OF ALLEGIANCE:** Led by Mayor Gary Chumley.

CITIZENS/PUBLIC COMMENTS FORUM: INDIVIDUALS WISHING TO ADDRESS THE GATESVILLE CITY COUNCIL 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 CITY COUNCIL CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

Frank Lyle, 3606 Churchill Drive, came forward requesting help regarding his water bill and usage. Mayor Chumley recommended Mr. Lyle to make an appointment with City Manager Brad Hunt to discuss his bill and usage.

CONSENT

4. All consent agenda items are considered routine by the City Council and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.

a. **Resolution 2026-046:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **April 14, 2026.** (Holly Owens)

b. **Resolution 2026-047:** Discussion and possible action regarding the City of Gatesville FY 2025-2026 2nd Quarter Investment Report (Mike Halsema)

c. **Resolution 2026-048:** Discussion and possible action regarding the 2026 Shivaree Special Event in the square (Chief Clark)

CONSENT AGENDA: Motion by Greg Casey, seconded by Jon Salter to **APPROVE** the **CONSENT AGENDA** as presented. All five voting "Aye", motion passed, 5-0-0.

OTHER BUSINESS:

5. **Resolution 2026-049:** Discussion and possible action regarding the Central Texas Water Alliance. (Brad Hunt)

Councilman Patterson expressed his concern that CTWA is interested in Gatesville’s water rights. Mr. Hunt stated there are no shared water rights which are mandated by Brazos River Authority.

Councilwoman Westbrook asked how many meetings Mr. Hunt has attended and what has been the primary focus. Mr. Hunt stated that he has attended 3 meetings in total and the primary focus has been getting the board and the bylaws in place and hiring a lobbyist to represent CTWA.

RESOLUTION 2026-049: Motion by Travis VanBibber seconded by Kalinda Westbrook to ADOPT a resolution authorizing the City Manager Hunt to complete and submit an entity membership application and any associated documents for the City of Gatesville to join the Central Texas Water Alliance and, if necessary, to nominate a representative for placement on the board of the Central Texas Water Alliance; and, to pay any related fees in an amount not to exceed \$6,000.00 for fiscal year 2025-2026. Four voting “Aye”, One Voting “Nay” motion passed, 4-1-0 (Patterson – Nay).

6. Resolution 2026-050: Discussion and possible action regarding disposing of excess assets. (Mike Halsma)

RESOLUTION 2026-050: Motion by Jon Salter, seconded by Joe Patterson to APPROVE the disposal of excess property listed in the memorandum. All five voting “Aye”, motion passed, 5-0-0.

7. Resolution 2026-051: Discussion and possible action approving the ranking of submissions for RFQ-2026-0001, for grant administration services related to 2024 Disasters Local Communities Program project 24D-LCP-240-1443, and authorizing City staff negotiations for a contract, beginning with the highest ranked firm. (Mike Halsema)

RESOLUTION 2026-051: Motion by Kalinda Westbrook, seconded by Greg Casey to ACCEPT AND APPROVE the ranking of submissions for RFQ-2026-0001 as presented and to authorize City Staff to begin the contract negotiations with the highest ranked firm, following which, if the negotiations do not result in a contract, the City Staff is authorized to formally end those negotiations and begin negotiations with the next highest ranked firm(s) until a contract is reached. All five voting “Aye”, motion passed, 5-0-0.

8. Resolution 2026-052: Discussion and possible action approving the ranking of submissions for RFP-2026-0001, for grant administration services related to 2024 Disasters Local Communities Program project 24D-LCP-240-1443, and authorizing City staff negotiations for a contract, beginning with the highest ranked firm. (Mike Halsema)

RESOLUTION 2026-052: Motion by Greg Casey seconded by Jon Salter to ACCEPT AND APPROVE the ranking of submissions for RFP-2026-0001 as presented and to authorize City Staff to begin the contract negotiations with the highest ranked firm, following which, if the negotiations do not result in a contract, the City Staff is authorized to formally end those negotiations and begin negotiations with the next highest ranked firm(s) until a contract is reached. All five voting “Aye”, motion passed, 5-0-0.

9. Public Hearing regarding an alley abandonment on 22nd Street.

Mayor Chumley opened the public hearing at 6:03 PM. There were no public comments regarding the alley abandonment.

OPEN PUBLIC HEARING

Hear comments regarding an alley abandonment on 22nd Street located in the New Addn. between Saunders Street and Main Street.

CLOSE PUBLIC HEARING

Mayor Chumley closed the public hearing at 6:08 PM.

10. Ordinance 2026-05: Discussion and possible action regarding an alley abandonment on 22nd St
2nd reading (Holly Owens)

ORDINANCE 2026-05: Motion by Joe Patterson seconded by Travis VanBibber to PASS Ordinance 2026-05 to the next meeting, approving the vacation of the alley located along 22nd Street, second reading. All five voting “Aye”, motion passed, 5-0-0.

11. Public Hearing regarding Annexation and Zoning Designation located at 506 Coryell City Rd (Holly Owens)

Mayor Chumley opened the public hearing at 6:09 PM. Leo Corona asked if there were any additional costs to the City of Gatesville to provide sewer and water. Mayor Chumley stated that there is already a line located there and the applicant will be paying for the tap.

OPEN PUBLIC HEARING

Hear comments regarding the annexation and zoning designation of property located at 504 and 506 Coryell City Rd, Salter Subdivision, Block 1, Lot 9. Zoning designation is Residential Mobile Home.

CLOSE PUBLIC HEARING

Mayor Chumley closed the public hearing at 6:12 PM.

12. Ordinance 2026-04: Discussion and possible action regarding a Coryell City Rd Annexation and Zoning Designation. *2nd Reading* (Holly Owens)

ORDINANCE 2026-04: Motion by Jon Salter seconded by Kalinda Wesbrook to PASS Ordinance 2026-04 to the next meeting, second reading, authorizing the annexation and zoning designation of property located in the Salter Subdivision, Block 1, Lots 9 and 10, consisting of 0.6818 acres in Coryell County and addressed at 504 and 506 Coryell City Road, to Residential Mobile Home (RMH). All five voting “Aye”, motion passed, 5-0-0.

13. City Manager report (Brad Hunt)

No action was taken.

14. City Council adjourned at 6:44 P.M.

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens

Date 5/12/2026

Agenda Item 4b

Resolution 2026-054



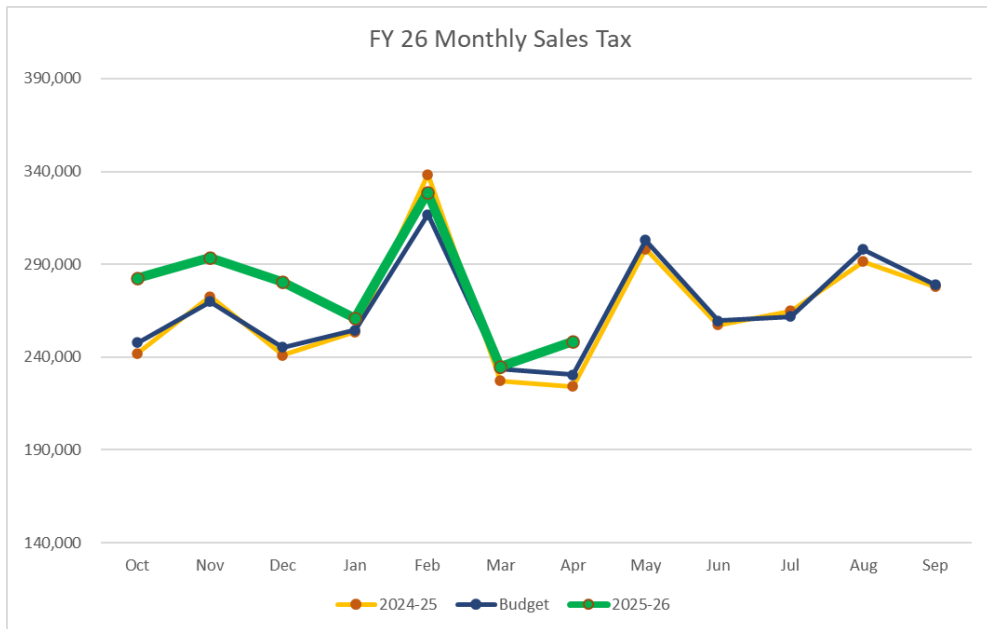
FY 2025-2026 Monthly Financial Report MARCH 2026



General Fund

| | MARCH | 2025-26 Budget | 2025-26 YTD | % YTD |
|-----------------------|----------------|-------------------|------------------|--------------|
| Revenues | | | | |
| AV Taxes | 108,194 | 3,207,455 | 3,163,418 | 98.6% |
| Sales Tax | 234,711 | 3,200,000 | 1,681,020 | 52.5% |
| Franchise Fees | 194,615 | 822,000 | 495,655 | 60.3% |
| Fines & Fees | 18,388 | 152,000 | 78,838 | 51.9% |
| Other taxes | 901 | 15,000 | 6,300 | 42.0% |
| Licenses & Permits | 13,501 | 183,100 | 94,547 | 51.6% |
| Rental Income | 10,555 | 52,000 | 28,930 | 55.6% |
| Parks & Rec | 35,766 | 460,000 | 221,285 | 48.1% |
| Misc. Revenues | 13,282 | 161,500 | 72,345 | 44.8% |
| Intergovernmental | 31,868 | 403,879 | 191,206 | 47.3% |
| Inter fund Transfers | 47,687 | 599,526 | 286,023 | 47.7% |
| TOTAL REVENUES | 709,467 | 9,256,460 | 6,319,566 | 68.3% |

| | JUNE | 2025-26 Budget | 2025-26 YTD | % YTD |
|---------------------------|----------------|-------------------|------------------|--------------|
| Expenditures | | | | |
| LIBRARY | 29,273 | 342,872 | 161,156 | 47.0% |
| ADMINISTRATION | 89,938 | 1,491,849 | 773,296 | 51.8% |
| PLANNING | 27,193 | 379,948 | 217,977 | 57.4% |
| POLICE | 232,612 | 3,126,649 | 1,513,875 | 48.4% |
| COURT | 10,986 | 165,292 | 79,801 | 48.3% |
| FIRE | 8,490 | 370,678 | 162,371 | 43.8% |
| STREET | 67,733 | 1,338,501 | 660,150 | 49.3% |
| FLEET SERVICES | 10,160 | 158,589 | 82,296 | 51.9% |
| PARKS & RECREATION | 75,918 | 824,137 | 373,932 | 45.4% |
| FT HOOD REC MGMT | 19,719 | 371,459 | 116,581 | 31.4% |
| FITNESS CENTER | 21,581 | 345,283 | 161,331 | 46.7% |
| SWIMMING POOL | 3,089 | 123,848 | 14,803 | 12.0% |
| CIVIC CENTER | 7,454 | 114,352 | 55,679 | 48.7% |
| TRANSFER EXPENSE | 0 | 102,003 | 0 | 0.0% |
| TOTAL EXPENDITURES | 604,146 | 9,255,460 | 4,373,247 | 47.3% |
| Gain (Loss) | | 1,000 | 1,946,319 | |



| Expenditures | Budget | YTD | |
|----------------------------------|--------------------|--------------------|--------------|
| Salaries | \$4,694,734 | \$2,067,471 | 44.0% |
| Benefits | \$1,383,553 | \$534,610 | 38.6% |
| Professional Services & Training | \$693,736 | \$354,098 | 51.0% |
| Utilities | \$288,620 | \$200,572 | 69.5% |
| Materials & Supplies | \$403,595 | \$196,359 | 48.7% |
| Maintenance & Operations | \$1,357,905 | \$769,908 | 56.7% |
| Lease & Rental | \$165,996 | \$123,417 | 74.3% |
| Miscellaneous | \$49,062 | \$9,875 | 20.1% |
| Grant Expenses | \$0 | \$0 | 0.0% |
| Debt Service | \$68,112 | \$10,090 | 14.8% |
| Transfers | \$102,003 | \$0 | 0.0% |
| Capital Outlay | \$48,144 | \$106,848 | 221.9% |
| Total Expenditures: | \$9,255,460 | \$4,373,247 | 47.3% |

- Sales tax collections YTD are meeting budget, and slightly higher than prior year.
- Property tax collections are above budget for YTD.
- License and Permits revenues are elevated due increased development activity.
- Utilities are above budget due to one time Police communication equipment.
- Capital outlay is increased due to double lease payments for new street equipment, is offset by trade in.

Water & Sewer Fund

| | MARCH | 2025-26 Budget | 2025-26 YTD | % YTD |
|---------------------------------------|------------------|-------------------|------------------|--------|
| Water | | | | |
| Revenues | | | | |
| Water Sales | | | | |
| Residential | 206,983 | 2,728,209 | 1,103,730 | 40.5% |
| Commercial And Institutional | 295,496 | 3,685,563 | 1,292,807 | 35.1% |
| Wholesale | 69,899 | 1,404,183 | 456,781 | 32.5% |
| Connections & Installs | 3,794 | 31,300 | 15,813 | 50.5% |
| Misc. | 9,742 | 71,000 | 37,169 | 52.4% |
| Subtotal | <u>585,914</u> | <u>7,920,255</u> | <u>2,906,298</u> | 36.7% |
| Expense | | | | |
| Distribution & Collections | | | | |
| Personnel | 59,881 | 783,874 | 369,276 | 47.1% |
| O&M | 84,120 | 516,924 | 288,654 | 55.8% |
| Debt Service | - | 221,225 | 194,450 | |
| Capital Outlay | - | 1,659,852 | 970 | 0.1% |
| Production | | | | |
| Personnel | 45,750 | 609,216 | 276,549 | 45.4% |
| O&M | 97,215 | 1,892,096 | 613,563 | 32.4% |
| Debt Service | - | 936,977 | 148,388 | |
| Capital Outlay | 7,120 | 1,178,660 | 199,450 | 16.9% |
| Subtotal | <u>294,087</u> | <u>7,798,824</u> | <u>2,091,300</u> | 26.8% |
| Sewer | | | | |
| Revenues | | | | |
| Sewer Fees | | | | |
| Residential | 156,265 | 1,949,999 | 805,920 | 41.3% |
| Commercial And Institutional | 216,164 | 2,874,730 | 1,164,957 | 40.5% |
| Connections & Installs | 13,107 | 9,300 | 35,744 | 384.3% |
| Misc. | 3,786 | 29,000 | 10,064 | 34.7% |
| Subtotal | <u>389,322</u> | <u>4,863,029</u> | <u>2,016,685</u> | 41.5% |
| Expense | | | | |
| Personnel | 55,521 | 656,198 | 336,633 | 51.3% |
| O&M | 49,795 | 1,237,321 | 545,115 | 44.1% |
| Debt Service | - | 945,366 | 42,248 | |
| Capital Outlay | 247,100 | 10,546,705 | 1,881,640 | 17.8% |
| Subtotal | <u>352,417</u> | <u>13,385,590</u> | <u>2,805,636</u> | 21.0% |
| Sanitation | | | | |
| Revenues | 77,381 | 905,868 | 457,579 | 50.5% |
| Expense | 74,692 | 879,000 | 454,230 | 51.7% |
| Non Departmental | | | | |
| Revenues | | | | |
| Grants & reimbursements | 23,656 | 9,842,551 | 1,556,369 | 15.8% |
| Interest | 20,858 | 153,600 | 142,078 | 92.5% |
| Subtotal | <u>44,513</u> | <u>9,996,151</u> | <u>1,698,447</u> | 17.0% |
| Expense | | | | |
| Transfers and Franchise fees | 82,094 | 982,363 | 496,231 | 50.5% |
| Grand Total | | | | |
| Revenues | 1,097,129 | 23,685,303 | 7,079,009 | 29.9% |
| Expense | 803,290 | 23,045,777 | 5,847,397 | 25.4% |
| Gain (Loss) | 293,840 | 639,526 | 1,231,612 | |

-Water and Sewer revenues are increasing due to rate increases taking effect.

-Water expenditures are as expected, with some annual payments due at the beginning of the year.

-Installation's elevated due to duplex tap and meters.

-Major capital expenses continue to be Stillhouse rehab phase 1

Airport Fund

| AIRPORT REVENUE | | FY26 | YTD | % of |
|------------------------|----------------------------|------------------|-------------------|----------------|
| | | Budget | MARCH | Budget |
| 060-4-101-4203 | RECEIPTS OF GAS/OIL SAL | 23,000 | 7,404 | 32.2% |
| 060-4-011-4302 | RECEIPTS OF HANGAR RENT | 28,500 | 20,480 | 71.9% |
| 060-4-101-4303 | RECEIPT OF BUILDING LEASES | - | - | |
| 060-4-101-4550 | MISCELLANEOUS | - | 204 | |
| 060-4-011-4600 | GRANT REIMBURSEMENTS | 5,000 | 90,373 | 1807.5% |
| 060-4-011-4400 | INTEREST | - | 2,759 | |
| TOTAL REVENUE | | \$ 56,500 | \$ 121,220 | 214.55% |

| EXPENDITURES | | | | |
|-----------------------|---------------------------|-------------------|------------------|---------------|
| 060-5-150-10080 | CONTRACT SERVICES | 7,200 | 576 | 8.0% |
| 060-5-150-20010 | UTILITIES | 6,000 | 2,602 | 43.4% |
| 060-5-150-20020 | MAT., SUP., & PRINTING | 1,000 | 1,022 | 102.2% |
| 060-5-150-20045 | PROP, LIAB, WC INSURAN | 3,700 | 4,013 | 108.5% |
| 060-5-150-20090 | EQUIPMENT PURCHASE | - | - | |
| 060-5-150-20170 | CREDIT CARD SERV FEE | 450 | 174 | 38.6% |
| 060-5-150-30010 | GAS & OIL | - | - | |
| 060-5-150-30015 | FUEL FOR RESALE | 20,000 | 4,130 | 20.6% |
| 060-5-150-30020 | MISCELLANEOUS | 600 | - | 0.0% |
| 060-5-150-30070 | SOFTWARE MAINT. AGREEMENT | 1,195 | - | 0.0% |
| 060-5-150-40010 | CAPITAL OUTLAY | 100,000 | - | 0.0% |
| 060-5-150-50010 | REPAIRS & MAINTENANCE | 15,550 | 4,083 | 26.3% |
| 060-5-150-61415 | GRANT EXPENDITURES | - | - | |
| TOTAL EXPENSES | | \$ 155,695 | \$ 16,600 | 10.66% |

Gain (Loss)

104,620

Fuel tank, POS and pump system replacement completed in FY25, eligible for RAMP grant 90/10. Reimbursement request of \$90,373 received from TxDOT Aviation in October. New fueling system is online and performing well. TxDOT aviation grant pursued for master plan.

Hotel Occupancy Tax (HOT) Fund

| HOT FUND REVENUE | | FY26 Budget | YTD MARCH | % of Budget |
|----------------------|----------------------|-------------------|-------------------|----------------|
| 040-4-008-4400 | INTEREST | 8,000 | 17,425 | 217.8% |
| 040-4-008-4500 | Prior Year Resources | - | - | |
| 040-4-008-4950 | HOTEL OCCUPANCY TAX | 150,000 | 132,147 | 88.1% |
| TOTAL REVENUE | | \$ 158,000 | \$ 149,572 | 94.67% |

| EXPENDITURES | | | | |
|-----------------------|------------------------------|-------------------|------------------|---------------|
| 040-5-138-60010 | TRANSFER TO GENERAL FUND | \$ 28,000 | - | 0.0% |
| 040-5-138-61000 | CVB CENTER EXPENSES | \$ 96,000 | 6,203 | 6.5% |
| 040-5-138-61010 | ADVERTISING | \$ 18,500 | 21,740 | 117.5% |
| 040-5-138-61020 | PROMOTION OF THE ARTS | \$ 65,000 | 61,800 | 95.1% |
| 040-5-138-61030 | SIGNAGE & WAYFINDING | \$ - | - | |
| 040-5-138-61040 | PROMOTION OF SPORTING EVENTS | \$ 5,000 | - | 0.0% |
| 040-5-138-61050 | HISTORICAL PRESERVATION | \$ 45,650 | - | 0.0% |
| TOTAL EXPENSES | | \$ 258,150 | \$ 89,743 | 34.76% |

* Budget reflects amendments in progress

Gain (Loss)

59,830

Court Technology and Security Fund - 022

| REVENUE | | FY26 Budget | YTD MARCH | % of Budget |
|----------------------|-----------------------------|------------------|------------------|----------------|
| 022-4-001-4341 | TECHNOLOGY FINES @COURT | 5,200 | - | 0.0% |
| 022-4-001-4342 | COURT BLDG SECUR.FINES | 5,000 | - | 0.0% |
| 022-4-001-4344 | TRUANCY PREVENT & DIVERSION | 2,800 | 2,870 | 102.5% |
| 022-4-001-4345 | TIME PAYMENT FEES | - | 1,599 | |
| 022-4-001-4346 | COURT TECH/BLDG SECURITY | - | 4,893 | |
| 022-4-001-4350 | MUN JUROR REIMB OR SERVIC | 50 | 54 | 108.6% |
| 022-4-001-4400 | INTEREST | 350 | 1,743 | 498.1% |
| TOTAL REVENUE | | \$ 13,400 | \$ 11,159 | 83.28% |

| EXPENDITURES | | | | |
|-----------------------|--------------------------|-----------------|---------------|---------------|
| 022-5-002-20185 | COURTROOM SECURITY | 7,715 | - | 0.0% |
| 022-5-002-20186 | COURT TECHNOLOGY EXP. | 450 | 900 | 199.9% |
| 022-5-002-20188 | TRUANCY PREVENTION EXP | - | - | |
| 022-5-002-20195 | COURT JUROR REIMB EXP | 200 | - | 0.0% |
| 022-5-002-20197 | COURT TECH/BLDG SECURITY | - | - | |
| TOTAL EXPENSES | | \$ 8,365 | \$ 900 | 10.75% |

Gain (Loss)

10,259

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 et.seq.

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 5/12/2026

Agenda Item 4c

Resolution 2026-055

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Chief Jeff Clark

Agenda Item: Gatesville Intermediate Field Day Road Closure

Information:

Gatesville Intermediate school is planning to host the annual field day for the children of the Intermediate school on May 19th, 2026. School district employee Connie Richardson has requested the closure of 27th street behind the school only to allow for the safety of the children participating in the events behind the school. The closure will be during school hours on the 19th only.

Financial Impact:

None

Staff Recommendation:

Staff recommends approval.

Motion:

Motion to approve a street closure on 27th Street on May 19th, 2026 during school hours for a school event.

Attachments:

See attached map

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Date 5/12/2026

Agenda Item 4c

Resolution 2026-055

Holly Owens, City Secretary

Gatesville Primary School

Hornet Way

Hornet Way



Gatesville Intermediate School
Recently viewed

Gatesville Tennis Courts



S 27th

S 27th





Date 5/12/2026

Agenda Item 5

Resolution 2026-056

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

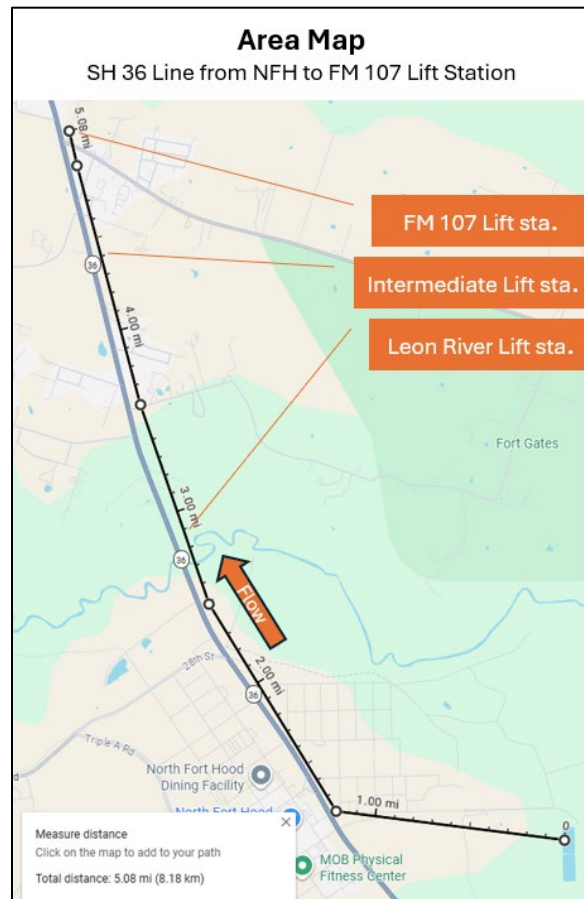
Agenda Item: Discussion and possible action regarding a resolution to petition US Army, US Congress, and US Senate to build a Wastewater Treatment Plan on North Fort Hood.

Information:

City Manager Hunt, Public Works Director Newman, and City Staff wish to petition the US Army, US Congressman Carter's Office, and US Senators Cruz and Cornyn's Offices to build a wastewater treatment plant (WWTP) on North Fort Hood (NFH). Currently, the City of Gatesville is under contract to accept wastewater from NFH via a lengthy force-main sewer line and a series of lift stations. Multiple concerns exist regarding Gatesville's continuation of this contract, including capacity limits, environmental impacts, personnel safety, and budget effects. In short, the issues outlined herein make the contract unsustainable and detrimental to the City of Gatesville.

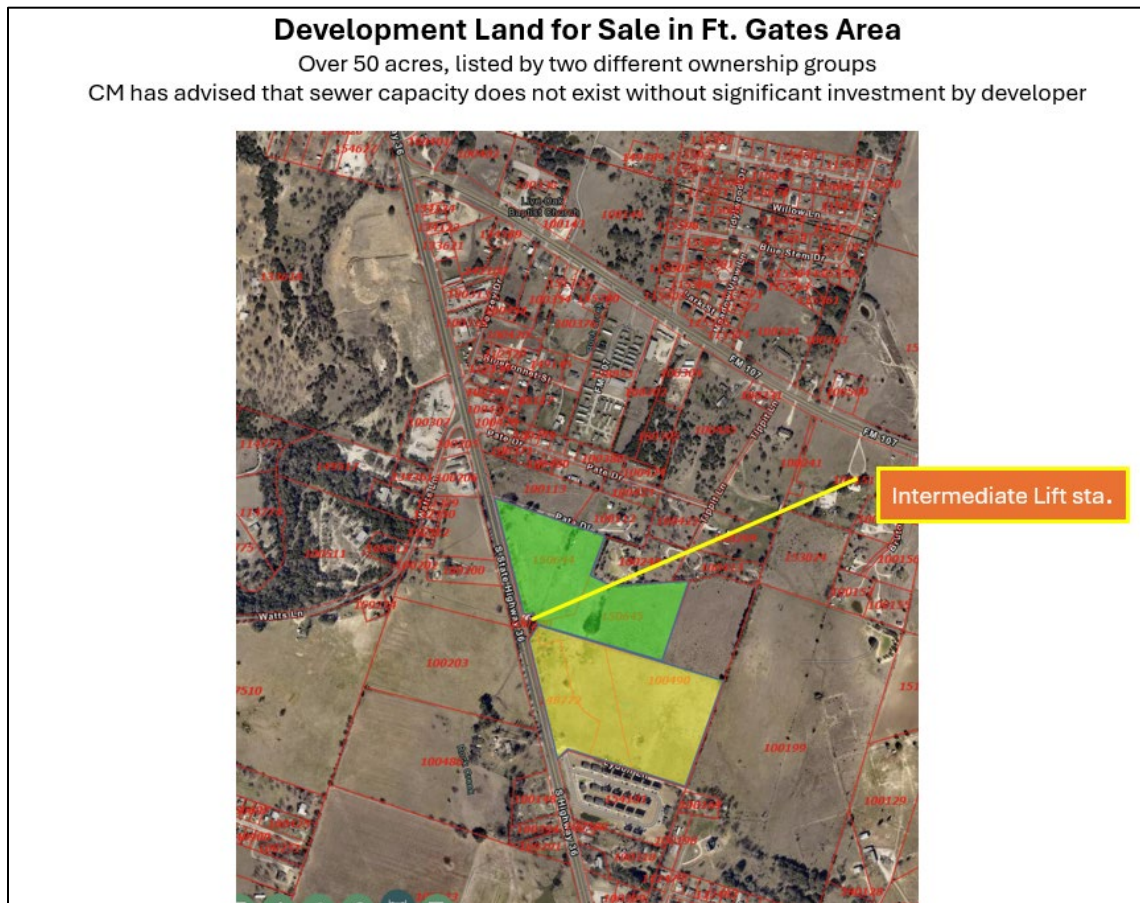
1. The sewer line and series of lift stations from North Fort Hood to the intersection of SH 36 and FM 107 have become a top priority, as the issues are becoming more frequent and costly (Figure 1).
 - a. There have been 45 line breaks between Leon River Lift Station and FM 107 Lift Station, just in the past three years. Each line break creates multiple issues, including:
 - i. TCEQ report of violation – hazard to environment;
 - ii. Citizen complaints about raw sewage on their land, as well as other complaints about odor for nearby structures and passing vehicles;
 - iii. Hazards for City work crews; and,
 - iv. Accrued costs for parts, equipment, regular hours worked, and overtime hours worked.
 - b. City crews conduct frequent, recurring repairs to the Intermediate and FM 107 Lift Stations. Three different City-contacted engineering firms have attempted to resolve the issue between Intermediate and FM 107 Lift Stations; the third, KPA, is actively working on a "quick fix" to keep these two Lift Stations from hammering water back and forth in the sewer line between them (this is the most common area for line breaks).
 - c. Despite completing a \$74,000 project in 2025 to re-route the Lakewood Lift Station and reduce flow through the northern end of the SH 36 line, line breaks continue to occur.

Figure 1



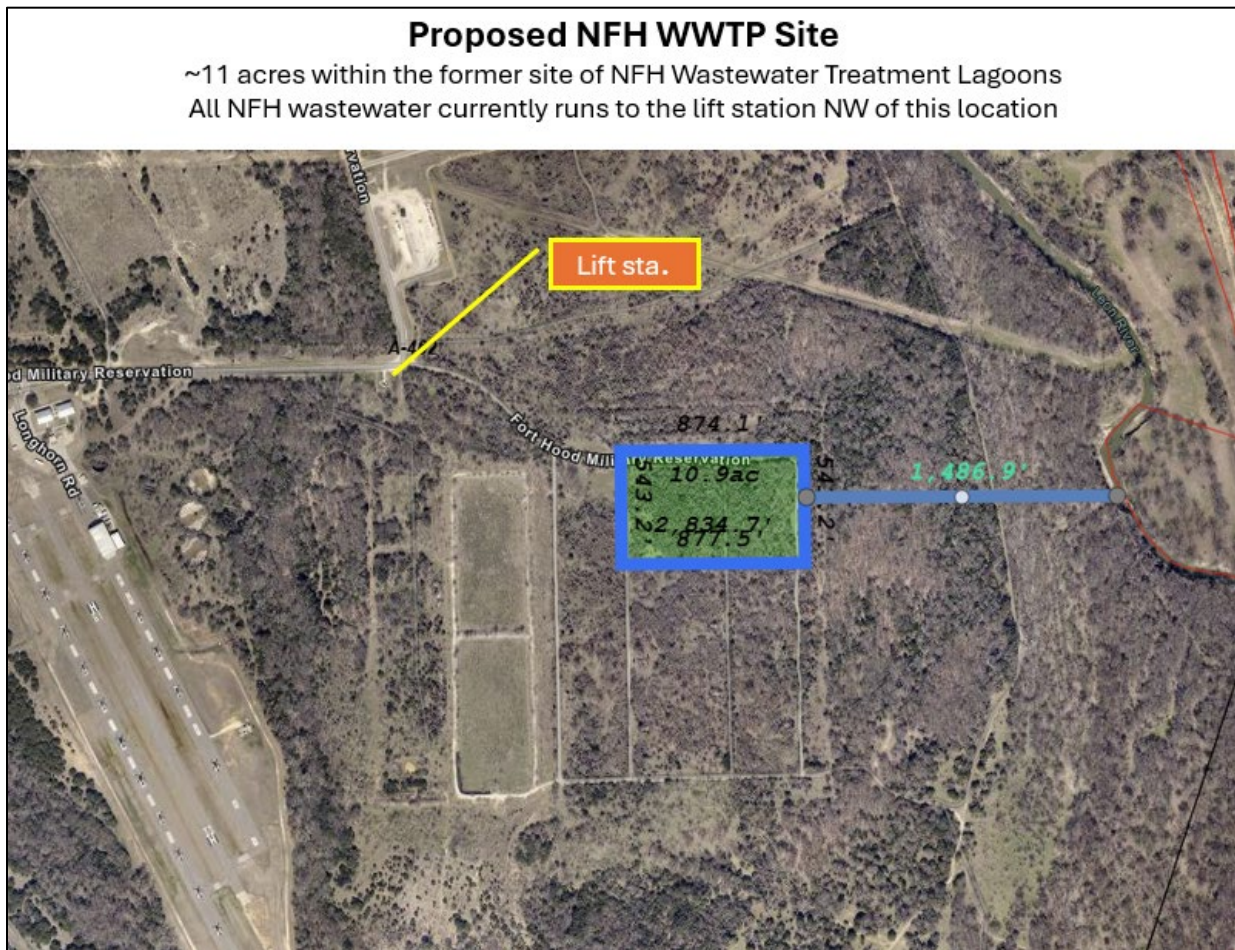
2. The sewer line and series of lift stations are running at or near full capacity, thus hindering impending development in southeast Gatesville ("Fort Gates" area).
 - a. When NFH "boots on the ground" numbers approach 2,000 people, the current SH 36 line and Lift Stations are at maximum capacity.
 - b. NFH also has a significant I&I problem during moderate or greater rain events, which also causes the line and Lift Stations to run at maximum capacity.
 - c. Two large lots are currently for sale along SH 36 in the Ft. Gates area (Figure 2).
 - d. City Manager Hunt has been forced to advise two different developers that sewer service would not be possible for housing developments there, without significant contributions from the developer to expand sewer line and Lift Station capacity.

Figure 2



3. Plant capacity and maintenance issues are a rising concern at the Leon WWTP.
 - a. Despite Ft. Hood's contribution to mid-2010s plant upgrade at Leon WWTP, the plant is once again approaching a TCEQ-mandate expansion to account for increased flows to the plant.
 - b. Ft. Hood can avoid continued contributions over the next 20-30 years to Gatesville WWTPs by building its own WWTP now.
4. The main sewer trunkline for all sewer flow for south Gatesville (including Ft. Gates area and NFH) is at or near capacity.
5. There exists on North Fort Hood an area which is already set up to be a WWTP.
 - a. Prior to the original IGSA whereupon Gatesville agreed to provide wastewater services to NFH, the base utilized an antiquated method for wastewater treatment at a site located east of SH 36 and south of Longhorn Rd (Figure 3).
 - b. All wastewater from NFH currently flows to a lift station just northwest of the abandoned treatment site, so routing to a new plant there would not require installation of substantial additional sewer pipe lineage.

Figure 3



6. To assist with the US Government's consideration of initial cost and continued personnel training and expenditures, the City could offer to run the NFH WWTP for a period of two to five years.
 - a. Via an Intergovernmental Services Agreement similar to the two Gatesville already shares with NFH (Water/Wastewater Services and Recreation Center Services), Gatesville could provide personnel to oversee the plant construction, bring the plant online, and run the plant for the remainder of the agreed-upon term.
 - b. City could offer to pay the personnel during the period of the IGSA, and it would still be a net benefit to City. The reduction in overtime, equipment, parts, and resources expended on the frequent line breaks would largely outweigh the personnel costs for running the NFH WWTP.
 - c. This would allow for a gradual transition to full-time US Government staffing of the NFH WWTP.

Financial Impact:

None currently

Date 5/12/2026

Agenda Item 5

Resolution 2026-056

Staff Recommendation:

City Manager Hunt now proposes passage of this resolution, petitioning US Army Forces Command, US Army Material Command, US Congressman John Carter’s Office, US Senator John Cornyn’s Office, and US Senator Ted Cruz’s Office to study the issue and support the construction of a WWTP on Ft. Hood; this proposal being in support of the NFH troops and City of Gatesville’s best interests for immediate and future services for wastewater treatment.

Motion: I make a motion to pass Resolution 2026-056, petitioning US Army Forces Command, US Army Material Command, US Congressman John Carter’s Office, US Senator John Cornyn’s Office, and US Senator Ted Cruz’s Office to study the issue and support the construction of a Wastewater Treatment Plant on North Fort Hood; this proposal being in support of the North Fort Hood troops and City of Gatesville’s best interests for immediate and future services for wastewater treatment; and to authorize the City Manager to negotiate all terms for future consideration and potential authorization by City Council.

Attachments:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the

____ day of _____, _____, at which meeting a quorum was present, held in accordance with

provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 5/12/2026

Agenda Item 6

Resolution 2026-057

CITY COUNCIL MEMORANDUM

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action authorizing the submission of a Community Development Block grant - mitigation project application to the General Land Office for the 2024 Disasters Local Communities Program.

Information:

The Texas General Land Office (GLO) allocated \$97,033,950 for the Local Communities Program (LCP), which provides funding for disaster relief, long-term recovery, and restoration of infrastructure or economic revitalization projects to help eligible communities recover from the 2024 Disasters (24D). The program supports projects that restore public infrastructure, strengthen local economies, and address long-term recovery needs in eligible disaster impacted areas. Staff submitted an application for \$2 Million, with a \$100,000 match for standby generators for the water distribution system. The city received notification we were invited to apply April 7th. The final applications are due by June 12, 2026. Part of the final application process requires Council approval of the application via Resolution.

Financial Impact:

5% match of project costs

Staff Recommendation:

Staff recommends that the City Council authorizing the submission of a Community Development Block grant - mitigation project application to the General Land Office for the 2024 Disasters Local Communities Program.

Motion:

I move to approve Resolution 2026-057, authorizing the submission of a Community Development Block grant - mitigation project application to the General Land Office for the 2024 Disasters Local Communities Program.

Attachments:

Exhibit A - Resolution



Date 5/12/2026

Agenda Item 7

Resolution 2026-058

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding Fiscal Year 2027 Budget Calendar

Information:

This evening, the City Council will consider approving the attached budget calendar for Fiscal Year 2026-2027. A budget calendar plays a vital role in streamlining the budgeting process, enhancing coordination, accountability, and transparency, while enabling effective decision-making and public participation. By providing a clear timeline and structure, it contributes to the successful development and implementation of the city's budget.

Please note that most budget activities for the City Council will take place during regular council meeting dates. However, a special-called meeting is scheduled for September 1 for the second reading of the budget ordinance and to conduct a public hearing. If you are unable to attend any regular special-called meetings due to scheduled family vacations or other events, please notify staff as soon as possible.

Financial Impact:

N/A

Staff Recommendation:

The staff recommends that the City Council approve the budget calendar for Fiscal Year 2026-2027.

Motion:

I move to approve the budget calendar for Fiscal Year 2026-2027.

Attachments:

Budget Calendar

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

Date 5/12/2026

Agenda Item 7

Resolution 2026-058

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 5/12/2026

Agenda Item 8

Ordinance 2026-07

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action amending Chapter 32, Article IX. – Coin—Operated Machines and Indoor Amusement Facilities.

Information:

The original ordinance was adopted in July 2025 creating guidelines to operate Indoor Amusement Facilities geared toward coin-operated machines.

The proposed amendments reflected in red within Ordinance 2026-07 are intended to strengthen the City's ability to regulate indoor amusement facilities and address concerns related to gambling devices, sweepstakes operations, and online gaming establishments operating within the City of Gatesville. Below is a summary of the key revisions:

The ordinance adds and clarifies several definitions to better distinguish lawful amusement operations from prohibited gambling activity. New or revised definitions include:

- Online Gaming / Online Gaming Facility – Adds language addressing internet-based gaming platforms and facilities.
- Sweepstakes Device – Adds a detailed definition that identifies characteristics commonly associated with sweepstakes terminals and simulated gaming systems.
- Clarifies terminology for owners, operators, licensing officers, facility supervisors, and coin-operated machines.

These revisions are intended to close regulatory gaps and provide clearer enforcement standards.

The ordinance strengthens location requirements for indoor amusement facilities by:

- Prohibiting facilities from operating within 1,000 feet of schools, churches, or hospitals which was increased from 300 feet.
- Prohibiting facilities from being located within 1,000 feet of another licensed indoor amusement facility.
- Restricting businesses operating fewer than five machines as a secondary use from locating within the same building as similar operations.
- Preventing secondary-use machine operations from locating within 1,000 feet of a licensed indoor amusement facility.

These restrictions are intended to prevent clustering and reduce impacts on surrounding neighborhoods and community institutions.

Application for Annual City Gameroom License:

All applicants must pass a background check and submit a copy of their Comptroller registration or license, along with a valid sales tax certificate. The business where the machines are located must have a Certificate of Occupancy and display all required licenses, including the City License.

Financial Impact:

An annual license application fee and an occupation tax will be added to the fee schedule to accommodate these regulations.

- ¼ of the State Occupation Tax per Texas Tax Code 2153.451(b) per machine is already in place but it only affects coin-operated machines. The maximum fee that can be assessed is \$15 per machine annually.
- Fees for sweepstakes and online games have been added to the fee schedule to account for these devices. The fee has been set for \$50 per machine annually.
- License fee for an annual license registering all machines as defined within the ordinance is already in place, but the fee has been increased. The fee was \$100 and has been increased to \$500 annually.

Staff Recommendation:

Staff recommends passing **Ordinance 2026-07** to the next meeting for the second reading.

Motion:

Motion to pass **Ordinance 2026-07**, amending Chapter 32, Article IX. – Coin-Operated Machines and Indoor Amusement Facilities to the next meeting, first reading.

Attachments:

- Draft Ordinance

**CITY OF GATESVILLE, TEXAS
ORDINANCE 2026-07**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, AS PREVIOUSLY AMENDED, BY ~~ADDING A NEW~~AMENDING ARTICLE IX “COIN-OPERATED MACHINES, SWEEPSTAKES, ONLINE GAMES AND INDOOR AMUSEMENT FACILITIES;” 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 receives frequent complaints from citizens regarding lack of regulation of coin-operated machines, including but not limited to gambling devices within the City; and

WHEREAS, the City Council has determined that it serves the public health, safety and general welfare to adopt an ordinance prohibiting gambling devices and regulating coin-operated machines, sweepstakes, online games, and indoor amusement facilities where these machines or devices are the primary use within 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 32 “Licenses, Permits, and Miscellaneous Regulations” by adding a new Article IX “Coin-Operated Machines, Sweepstakes, Online Games and Indoor Amusement Facilities” to read in its entirety as follows:

“CHAPTER 32 – LICENSES, PERMITS, AND MISCELLANEOUS REGULATIONS

...

**ARTICLE IX. – COIN-OPERATED MACHINES, SWEEPSTAKES, ONLINE GAMES
AND INDOOR AMUSEMENT FACILITIES**

Sec. 32-260. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Amusement Redemption Machine means any electronic, electromechanical, or mechanical contrivance, including sweepstake machines, designed, made, and adapted solely for bona fide amusement purposes, and that by operation skill or a combination of skills affords the user, in addition to any right of replay, an opportunity to receive exclusively non cash merchandise prizes, toys, or novelties, or a representation of a value redeemable for those items that have a

wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less. Amusement Redemption Machine includes the following skill or pleasure machines:

1. A machine that awards the user noncash merchandise prizes, toys, or novelties solely and directly from the machine, including claw, crane, or similar machines; and

2. A machine from which the opportunity to receive noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, varies depending upon the user's ability to throw, roll, flip, toss, hit, or drop a ball or other physical objects into the machine or a part thereof, including basketball, golf, bowling, or similar machines. A representation of value means cash paid under authority of sweepstakes contestants as provided by the Texas Business and Commerce Code, Section 43, or a gift certificate or gift card that is presented to a merchant in exchange for merchandise.

Building Official means the representative of the City of Gatesville or other person designated by the city manager.

Coin-operated machine means any kind of machine or device operated by or with a coin or other United States currency, metal slug, token, electronic card, or check, including a music or skill or pleasure coin-operated machine.

Facility supervisor means a natural person who manages, controls or operates an indoor amusement facility on behalf of the owner or operator.

Gambling device means any electronic, electromechanical, or mechanical contrivance that for a consideration affords the player an opportunity to obtain anything of value, the award of which is determined solely or partially by chance, even though accompanied by some skill, whether or not the prize is automatically paid by the contrivance. The term includes, but is not limited to, gambling device versions of bingo, keno, slot machines, blackjack, lottery, roulette, video poker, or facsimiles thereof, that operate by chance or partially so, that as a result of the play or operation of the game award credits or free games, and that record the number of free games or credits so awarded and the cancellation or removal of the free games or credits.

Indoor amusement facility means an amusement enterprise wholly enclosed in a building offering entertainment or games to the general public, for a fee, including, but not limited to a bowling alley, billiard parlor/pool hall, and a facility with video games, computer games, skill or pleasure coin-operated machines, and/or amusement redemption machines. Indoor amusement facility does not include a business that exhibits less than five (5) video games, computer games, skill or pleasure coin-operated machines, or amusement redemption machines as a secondary use of the property, if the business does not otherwise fall into the definition of an indoor amusement facility.

Licensing officer means the Building Official.

Music coin-operated machine means any kind of coin-operated machine, including a phonograph, piano, or graphophone that dispenses music or is used to dispense music; is operated by inserting a coin, metal slug, token, or check; and is not an amusement machine designed exclusively for a child.

Online Gaming is the practice of playing video games over the internet or a computer network, allowing players to connect, compete, or cooperate in virtual environments. These games

range from simple web-based applications to complex, massive multi-player worlds (MMOGs) accessible via consoles, PCs and mobile devices.

Online Gaming Facility is a virtual platform, website, or application that enables users to engage in gambling or video gaming activities over the internet using connected devices. It functions as a digital equivalent to a traditional gaming venue, allowing users to place wagers, play games of chance or skill, and receive payouts.

Operator means a person who exhibits or displays, or permits to be displayed, a coin-operated machine in this city in a place of business that is not owned by the person.

Owner means any person owning any "coin-operated machine" or indoor amusement facility in this city.

Person includes an individual, association, trustee, receiver, partnership, corporation, company, organization, or other business entity or a manager, officer, owner, agent, servant, or employee of the same.

Service coin-operated machines means every pay toilet, pay telephone and all other machines or devices which dispense service only and not merchandise, music, skill or pleasure.

Skill or pleasure coin-operated machine means any kind of coin-operated machine that dispenses or is used or is capable of being used to dispense or afford, amusement, skill, or pleasure or is operated for any purpose, other than for dispensing merchandise, music, or service and that is not a gambling device. The term includes marble machines, marble table machines, marble shooting machines, miniature race track machines, miniature football machines, miniature golf machines, miniature bowling machines, billiard or pool games, or machines or devices that dispense merchandise or commodities or plays music in connection with or in addition to dispensing skill or pleasure; and does not include an amusement machine designed exclusively for a child.

Sweepstakes device a mechanical, video, digital, or electronic machine or device, including a computer whether or not connected to the internet, that is owned, leased, or otherwise possessed by any person conducting a sweepstakes, or by that person's partners, affiliates, subsidiaries, or contractors, that is intended to be used by a sweepstakes participant, and that is capable of displaying information on a screen or other mechanism. A device is a "sweepstakes terminal device" if any of the following apply:

(1) The device uses a simulated game terminal as a representation of the prizes associated with the results of the sweepstakes entries.

(2) The device utilizes software such that the simulated game influences or determines the winning of or value of the prize.

(3) The device selects prizes from a predetermined finite pool of entries.

(4) The device utilizes a mechanism that reveals the content of a predetermined sweepstakes entry.

(5) The device predetermines the prize results and stores those results for delivery at the time the sweepstakes entry results are revealed.

(6) The device utilizes software to create a game result.

(7) The device reveals the prize incrementally, even though the device does not influence the awarding of the prize or the value of any prize awarded.

(8) The device determines and associates the prize with an entry or entries at the time the sweepstakes is entered.

Sec. 32-261. Prohibited locations.

- (a) No indoor amusement facility shall be permitted within three hundred (~~300~~1,000) feet, measured from front door to front door, of any school building, church or hospital in this city.
- (b) No indoor amusement facility can be located within one thousand (1,000) feet of another indoor amusement facility which has been properly licensed in accordance with the City's Code of Ordinances.
- (c) A person, business or facility that exhibits less than five (5) skill or pleasure coin-operated machines, sweepstakes devices, online games, or amusement redemption machines as a secondary use of the property may not be located in the same building with another business or facility exhibiting less than five (5) skill or pleasure coin-operated machines, sweepstakes devices, online games, or amusement redemption machines as a secondary use of the property.
- (d) A person, business or facility that exhibits less than five (5) skill or pleasure coin-operated machines, sweepstakes devices, online games, or amusement redemption machines as a secondary use of the property may not be located within one thousand (1,000) feet of a licensed indoor amusement facility.

Sec. 32-262. License required and exceptions.

- (a) Ownership and/or operation of an indoor amusement facility within the City requires an annual indoor amusement facility license issued by the City in accordance with the provisions of article.
- (b) A person commits an offense if the person:
 - Recklessly or with criminal negligence owns or operates an indoor amusement facility without an indoor amusement facility license; or
 - Recklessly or with criminal negligence owns or operates a gambling device within the city limits of the City of Gatesville; or
 - Knowingly allows operation of a gambling device in a building or other facility in which the person holds an ownership interest; or
 - Knowingly allows operation of an indoor amusement facility without a valid indoor amusement facility license issued by the City.
- (b) Acquisition of a license under this article is a separate and distinct requirement from any other licensing requirement required by the state or any other entity. Possession of some other license shall not relieve a person of the requirement to obtain a license pursuant to this article.
- (c) It is a defense to prosecution under this section that the person:

- is operating an indoor amusement facility at a place owned by the federal, state, or local government;
- is a non-profit organization that operates the indoor amusement facility for the organization's exclusive use and to further the purposes of the organization; or
- is operating an indoor amusement facility at a place licensed by the Texas State Lottery Commission.

Sec. 32-263. Injunction and prosecution.

- (a) A person who owns or operates or causes to be operated an indoor amusement facility without the license required under this article is subject to civil penalty, suit for injunction, as well as prosecution for criminal violations.
- (b) A person who owns or operates or causes to be operated a Gambling device as defined in this article is subject to civil penalty, a suit for injunction, as well as prosecution for criminal violations.

Sec. 32-264. License application.

- (a) An annual application for a license to operate an indoor amusement facility must be made to the licensing officer on the form prescribed by that official. The application must be accompanied by a sketch or diagram showing the configuration of the premises as well as the location of all coin-operated machines, sweepstakes devices, online games, or amusement redemption machines~~pool tables~~, and exits. The sketch need not be professionally prepared but must clearly exhibit the configuration in a manner acceptable to the licensing officer.
- (b) If a person who wishes to operate an indoor amusement facility is an individual, he must sign the application for a license as the applicant. If the person who wishes to operate an indoor amusement facility is other than an individual, each individual who has a twenty (20%) per cent or greater interest in the proposed operator must sign the application for a license.
- (c) All applications must be accompanied by a non-refundable annual application fee in an amount determined as a part of the city's annual budget and published in the City's fee schedule, as may from time to time be amended or updated. An application shall not be considered to have been filed until the application fee is paid and all information required by the application form is submitted.
- (d) All applications must be accompanied by a statement signed by the person(s) identified in subsection (b) of this section and stating that the entertainment or games offered at the indoor amusement facility, including but not necessarily limited to all coin-operated machines and pool tables, will not be used as gambling devices and that all facts contained in the application are true and correct.

Sec. 32-265. Application review.

- (a) *Preliminary inspection.* The licensing officer shall forward a copy of all indoor amusement facility applications to the police department, planning department, inspection department and any other city department involved in the review process. Upon receipt of the copy of the application, each department shall make such inspection and/or investigation of the applicant,

premises, and equipment as is necessary for the enforcement of ordinances and laws for which the department has responsibility. Upon completion of the review, the reviewing department shall forward to the licensing officer its recommendation for approval or disapproval of the application. If the recommendation is for disapproval, the reviewing department shall clearly set forth its reason for the recommendation. If all departments recommend approval, then a final inspection shall be conducted.

- (b) *Final inspection.* The city shall make a final inspection of the facility after all equipment and furnishings are in place to ensure the facility complies with all applicable codes and ordinances. If after final inspection, the recommendation is for disapproval, the city shall clearly set forth its reason for the recommendation. If the recommendation is for approval, a license shall be issued in accordance with section 32-266.

Sec. 32-266. License issuance or denial; term; time limitation for compliance with division.

- (a) *Issuance.* Following successful final inspection and a recommendation for approval, the licensing officer shall issue an indoor amusement facility license, upon payment of the license fee, to an applicant within thirty (30) days, unless the licensing officer finds one (1) or more of the following is true:
- (1) An applicant is under eighteen (18) years of age;
 - (2) An applicant has falsely answered a question or request for information on the application form;
 - (3) The indoor amusement facility is not in compliance with applicable laws and ordinances;
 - (4) The applicant has been denied a license or the renewal of a license under this article within the preceding twelve (12) months or has had a license issued under this article revoked within the preceding twenty four (24) months and the denial or revocation has not been successfully appealed; or
 - (5) An applicant has been convicted of a crime involving gambling, gambling promotion, keeping a gambling place, or possession of a gambling device, equipment or paraphernalia; the sale of an alcoholic beverage without a permit or license from the state; prostitution or promotion of prostitution; manifesting the purpose of engaging in prostitution; or unlawfully carrying a weapon, provided;
 - a. If the conviction was for a misdemeanor offense, less than two (2) years have elapsed since the date of the conviction or the date of release from confinement for the conviction, whichever is the later date; or
 - b. If the conviction is for a felony offense, less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date; or
 - c. If the conviction is for two (2) or more misdemeanor offenses or a combination of misdemeanor offenses occurring within any twenty-four (24) month period, less than five (5) years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction.

- d. The fact that a conviction is being appealed shall have no effect on the disqualification of the applicant.
 - e. Transitional Compliance for Existing Facilities and Coin-Operated Machines. Any indoor amusement facility or business operating coin-operated machines, sweepstakes devices, online games, or amusement redemption machines within the City of Gatesville on the effective date of this ordinance that is in possession of a valid permit may continue to operate under the terms of that permit until its expiration. Upon expiration, no license or permit shall be renewed or reissued unless the facility or business is in full compliance with all provisions of the Gatesville Code of Ordinances, including but not limited to the prohibition of gambling devices as defined herein. This transitional period does not constitute an exemption or grandfathering. All facilities and businesses shall be required to meet the current regulatory standards upon permit renewal.
- (b) *Extension of review period.* If the applicant is in the process of correcting conditions on the premises so that the premises will comply with applicable ordinances and laws, the applicant may be granted thirty (30) days from date of notice to bring the premises into compliance, or a new application shall be required.
 - (c) *Term.* No license shall be effective until it has been issued. All licenses for indoor amusement facilities issued under the provisions of this article shall be valid for a period of one (1) year from the date of issuance. The date of issuance shall be stated on the license.

Sec. 32-267. Contents; posting of license; notice of change in ownership.

- (a) An indoor amusement facility license issued under this article shall state on its face to whom it is issued, the date of issuance, the date of expiration, the address and location of such indoor amusement facility and shall be signed by the licensing officer.
- (b) The license shall be posted by the licensee in a conspicuous place and in such a manner and position that it may be easily read at any time of day or night.
- (c) A replacement license may be issued for a lost, destroyed or mutilated license upon application. A replacement license shall have the word "REPLACEMENT" stamped across its face and shall bear the same number as the one it replaces.
- (d) A licensee shall notify the licensing officer within ten (10) days of a change or partial change of ownership or change of address or trade name.

Sec. 32-268. License transfer.

A licensee under this article shall not transfer his license to another, nor shall a licensee operate an indoor amusement facility under the authority of a license at any place other than the address designated on the license.

Sec. 32-269. Suspension and revocation of license.

- (a) The City of Gatesville, through an official designated by the City Manager, may suspend or revoke a license if it determines that:

- (1) The owner, operator, or facility supervisor has refused to allow an inspection of the premises, as authorized by this article;
 - (2) The owner, operator, or facility supervisor has demonstrated an inability to operate or manage an indoor amusement facility in a peaceful and law abiding manner;
 - (3) A cause of suspension occurs and the license has already been suspended within the preceding twelve (12) months;
 - (4) An owner or operator gave false or misleading information in the material included on or with his original application or a renewal application or in response to an inquiry by the city;
 - (5) An owner, operator, or facility supervisor has been convicted of a violation set forth in subsection 32-266(a)(5);
 - (6) The indoor amusement facility has been operated without a facility supervisor being physically present; or
 - (7) The indoor amusement facility is being operated in violation of the building codes or city ordinances, or state law including owning and operating gambling devices, as defined in this Code of Ordinance.
- (b) The fact that a conviction is being appealed shall have no effect on the suspension or revocation of the license.
- (c) Notice of suspension shall be served either in person or by certified mail to the owner or operator of the indoor amusement facility and the owner of the building in which the indoor amusement facility is located.

Sec. 32-270. License renewal.

- (a) A renewal application on the form prescribed by the licensing officer may be submitted no earlier than sixty (60) days before the expiration of the license. The renewal application must be accompanied by a renewal fee set by the city council as a part of the city's annual budget. When an application for renewal is submitted less than thirty (30) days before the expiration date of the license, the expiration date of the license will not be affected.
- (b) When the renewal application has been filed as required above, the licensing officer shall have seven (7) days to determine whether to issue a renewal license, or to reject the renewal application and require the applicant to file an original application and review the renewal request under the same standards as the original license application. If the licensing officer requires that the renewal be handled as though it were a new application, the review period set out in section 32-266 shall commence upon the filing of the completed original application form, not upon the filing of the renewal application form. The following shall constitute grounds for rejecting the renewal application and requiring the filing of an original application form:
- (1) The receipt by any department of the city of confirmed complaints about the operation of the indoor amusement facility during the period that the license for which renewal is sought has been in force;

- (2) The discovery by any official of the city of a violation of any ordinance or law during the preceding year on the premises which was related to the operation of the indoor amusement facility; or
 - (3) An increase in police calls to the indoor amusement facility or the area immediately adjacent to the premises that are related to the operation of the indoor amusement facility.
- (c) If a license expires during an extension of the review period, provided for in section 32-266, the licensee may continue to operate the indoor amusement facility until a decision on the renewal is rendered. If the renewal is denied, the licensee must cease operation of the indoor amusement facility immediately upon notification. Notice of the denial shall be sufficient if personally given to the owner, operator, or facility supervisor provided for in section 32-273, or if delivered to the owner, operator, or facility supervisor at the address shown on the renewal application by mail, return receipt requested.
- (d) When an application for renewal is ultimately denied, the applicant shall not be issued a license for one (1) year from the date of the denial. If, subsequent to denial, the licensing officer finds that the basis for denial of the renewal license has been corrected or abated, the applicant may be granted a license if at least ninety (90) days has elapsed since the date the denial of the renewal application was final.
- (e) The rejection of a renewal application and requirement that the renewal be handled as though it were an original application may not be appealed; however, the final denial of a license renewal by the licensing officer may be appealed in accordance with section 32-271.

Sec. 32-271. Appeal.

- (a) Appeal of denial. suspension or revocation of permit.
- (1) The initial decision and notice by an inspector to suspend or revoke a permit may be appealed to the supervisor over the inspector by giving written notice to the supervisor no later than the fifth calendar day after receipt of the written notice of the decision. The supervisor may uphold, reverse, or modify the decision of the inspector. If an appeal is not filed as provided herein, the decision of the inspector is final, and no further appeal will be considered.
 - (2) The initial denial of a permit, or the decision of the supervisor over the inspector following a timely appeal of the inspector's decision to suspend or revoke a permit as provided in subsection (1) above, may be appealed to the city manager by filing a written notice of appeal with the director no later than the fifth day after receipt of written notice of the initial or appeal decision. The city manager may uphold, reverse, or modify the decision to deny, suspend or revoke the permit. If an appeal is not filed as provided herein, the initial or appeal decision is final, and no further appeal will be considered.
 - (3) The decision of the city manager is final.

Sec. 32-272. License fees.

Before any license for an indoor amusement facility shall be issued by the city, the person applying for the license shall pay to the city the fees that are established by the city council as part

of the city's annual budget. These fees may include an application fee to cover the costs associated with processing the application in addition to an annual license fee.

Sec. 32-273. Operation of indoor amusement facilities.

- (a) *Indoor amusement facility supervisor.* A person who owns or operates an indoor amusement facility must designate one (1) or more persons as facility supervisors. The names of the facility supervisors must be included in a license application or renewal application. Whenever a change in the facility supervisors occurs, notice of that change shall be given to the licensing officer. A facility supervisor must remain on the premises of the indoor amusement facility during operating hours.
- (b) *Authority to vacate premises.* The chief of police, fire marshal or building official or their designees shall have the power to cause an indoor amusement facility to be vacated whenever any provision of this article is being violated or when a situation that poses an immediate threat to safety exists. In addition, where a violation of any ordinance of the city or state law is discovered, the chief of police, fire marshal or building official may order that an indoor amusement facility be vacated and remain closed for up to twenty-four (24) hours after it is determined that the violation that resulted in the order to close has been corrected.
- (c) *Hours of operation.* The indoor amusement facility shall not be operated between 12:00 a.m. and 8:00 a.m.
- (d) *Layout.* All skill or pleasure coin-operated machines, pool tables, and bowling lanes shall be in full and open public view. No skill or pleasure coin-operated machine, pool table, or bowling lane shall be in a room that is closed off from the main area of the facility.

Sec. 32-274. Criminal penalties.

- (a) A violation of this article shall be a Class C misdemeanor and the penalty for violating this article shall be a fine of not more than five hundred dollars (\$500.00) and each day a violation exists shall be a separate offense. It is also a criminal violation of this article and a Class C misdemeanor punishable by a fine of not more than five hundred dollars (\$500.00) and not less than fifty dollars (\$50.00) to intentionally, knowingly, recklessly or with criminal negligence provide false answers or information to the City of Gatesville on or in connection with the application for or application for renewal of an indoor amusement facility license.
- (b) Possession and/or operation of Gambling device. Any person or persons in possession of a gambling device as defined shall be subject to criminal penalties provided in (a) above. Machines identified as being in violation of the provisions of this ordinance will be confiscated and any funds deposited in said machine(s) shall be subject to the forfeiture and seizure policy of the Gatesville Police Department.

Secs. 32-275—32-280. 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. 2026-07 was read the first time and passed to the second reading this _____ day of _____, 2026.

Ordinance No. 2026-07 was read the second time and passed to the third reading this _____ day of _____, 2026.

Ordinance No. 2026-07 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.



CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Public Hearing and discussion with possible action regarding the abandonment of an Alley located on 22nd Street. *Third & Final Reading*

Information:

The vacation of a public right-of-way, street, or alley may be accomplished through the adoption of a vacation ordinance, which is subsequently filed in the official land records. This process requires review and recommendation by the Planning & Zoning Commission, followed by three readings and approval of an ordinance by the City Council.

The Planning and Zoning Commission (PZC) considered the request to vacate the alley at its April 6 meeting and recommended approval, forwarding the item to City Council for consideration. City Council conducted the first reading on April 14 and directed staff to contact the applicant, Mr. Robert Jenkins, to discuss the assumption of responsibility for the alley. This direction was based on concerns that, if the alley were abandoned, no party would be responsible for its maintenance. The second reading there were no changes or requests regarding the alley abandonment, and the item was passed to the third reading.

Mr. Jenkins has agreed to assume ownership and maintenance of the remaining portion of the alley, contingent upon ensuring the process is completed properly. Staff advised Mr. Jenkins that, upon completion of the proceedings, the approved documentation would be executed and filed with Coryell County, and a copy would be provided to him for his records.

The subject alley, located along South 22nd Street between 105 South 22nd Street and the 2100 block of Saunders Street, has never functioned as an alley and contains no utilities. Staff were unable to find evidence that the alley was ever formally established; its designation appears only in Texas Department of Transportation (TxDOT) records. The total area of the alley is approximately 2,288.16 square feet (0.0535 acres).

Notification letters were mailed out with only one response by Lillian Bagwell (2114 Saunders) stating she did not want the added area. No further responses were received.

Mailing List:

| <u>PID</u> | <u>Property Address</u> | <u>Owner</u> | <u>Response</u> |
|------------|-------------------------|-----------------|-----------------------------------|
| 111136 | 2116 Saunders St | Hall Johnny R | |
| 111135 | 2114 Saunders St | Bagwell Lillian | Does not want the added property. |

| | | | |
|---------------|------------------|------------------------|---------------------------|
| 111134 | 2112 Saunders St | Hilliker Patrick Glenn | |
| 111133 | 2110 Saunders St | Donahoo Maria B | |
| 111132 | 2108 Saunders St | Romero Christie | Fenced into the alley. |
| 113356 | 105 N 22nd St | FREE2B Automotive LLC | Agreed to take the alley. |

Staff Recommendation:

Staff recommends approving the alley abandonment.

Motion:

Motion to approve Ordinance 2026-05 vacating the alley located along 22nd Street and transferring ownership to Mr. Robert Jenkins.

Attachments:

- Survey
- Letter
- Draft Ordinance
- Draft Agreement





February 23, 2026

RE: Abandonment of Alley - ANLO Subdivision

Dear Property Owner,

This letter is to formally notify you that the City of Gatesville is proposing to abandon the public alley located within the ANLO Subdivision, generally situated off South 22nd Street.

If the proposed abandonment is approved, a twelve (12) foot wide strip of land currently dedicated as public alley right-of-way will be vacated. As an adjacent property owner, you have the following options:

1. **Incorporation into Your Property:**

You may elect to incorporate the twelve (12) foot strip into your property. If you choose this option, a replat must be prepared and recorded with Coryell County in accordance with applicable regulations.

2. **No Action:**

If you choose not to incorporate the vacated alley into your property, no further action is required.

Please note that the abandonment process will require approval by the City through the appropriate public procedures.

If you have any questions or require additional information regarding this matter, please contact Development Services at 254-865-8951, extension 105.

Holly Owens, City Secretary T.R.M.C. / Director of Development Services
howens@gatesvilletx.com

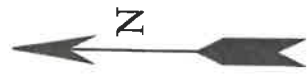
City of Gatesville
803 E Main Street
Gatesville, Tx 76528
254-865-8951
www.gatesvilletx.com

Surveyor:

Maples & Associates

420 S. Liveoak, Ste 200
 P.O. Box 893
 Lampasas, Texas 76650
 Firm No. 10097700
 Tel (512) 556-2078
 Fax (512) 556-0500

| LEGEND | |
|--------|--|
| ○ | 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043" |
| ⊕ | "X" Found Carved in Concrete |
| ● | 3/8" Iron Pin Found |
| ● | 1/2" Iron Pin Found |
| ⊖ | 2.5" Pipe Post |
| --- | Original Lot Lines |
| -x- | Wire Fence |
| -∞- | Chainlink Fence |
| -E- | Overhead Electric |
| ● | Power Pole |
| ⊞ | Electric Meter |
| ⊞ | RV Hook Up |
| ⊞ | Water Meter |
| ▣ | Concrete |
| () | Record Calls |



Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

This survey was performed without the benefit of a Title Commitment.

LAND TITLE SURVEY

Being 0.577 acres comprised of part of Lots 2, 3, and 4, Block 27 of the New Addition to the City of Gatesville, and being the same tract of land described in Tract Three as 0.5773 acres in a deed from KPOW LLC, et al, to Free2B Automotive, LLC, dated November 24, 2024, recorded as Doc. No. 377881 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on July 1, 2025.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III Survey.

Paul W. Maples

Paul W. Maples, RPLS
 ©2025 All rights reserved.
 Job No. 250525



Block 1
 An-Lo Subdivision
 Vol. 146 Page 294

15

16

17

18

19

20

alley - per TxDOT ROW map
 width varies from 12.6' to 13.7'

N89°16'31"E 242.46'
 (S89°19'08"E 242.42')

gravel drive

N02°51'55"W 112.19'

(N01°28'11"W 112.28')

Free2B Automotive, LLC
 (Tract Three - 0.5773 acres)
 Doc. No. 377881

0.577 Acres

Block 27
 New Addition
 PCB, Slides 445-448

2

Gayle Pitts Sadler
 (Exhibit A - Tract Two)
 Doc. No. 272100

3

(N89°38'17"W 208.30')

S88°59'45"W 70.75'

S89°00'57"W 137.63'

Jose Luis Valencia, et ux
 (0.223 acres)
 Doc. No. 317975

Kaffir Lime, LLC
 (0.36 acres)
 Doc. No. 330310

N. 22nd Street

S14°19'45"W 115.10'

(S15°45'18"W 115.00')

carport

AGREEMENT FOR CONVEYANCE AND ASSUMPTION OF RESPONSIBILITY

STATE OF TEXAS §

COUNTY OF CORYELL §

This Agreement is entered into by and between the **City of Gatesville, Texas**, a home-rule municipality (the “City”), acting by and through its City Manager, **Bradford Hunt**, and **Robert Jenkins, Free2B Automotive LLC** (the “Owner”).

1. PURPOSE

The purpose of this Agreement is to set forth the terms and conditions under which the City will convey a vacated portion of an undeveloped alley located along South 22nd Street (the “Subject Property”) to the Owner, and for the Owner to assume all responsibility for said property.

2. PROPERTY DESCRIPTION

The Subject Property consists of a portion of an undeveloped alley located between Saunders Street and Main Street along South 22nd Street, within the City of Gatesville, Coryell County, Texas, as more particularly described in the survey attached as **Exhibit “A”**, containing approximately **2,288.16 square feet (0.0535 acres)**.

3. VACATION AND CONVEYANCE

3.1 The City agrees to vacate and abandon the Subject Property pursuant to **Ordinance No. 2026-05**, adopted by the City Council of the City of Gatesville.

3.2 Upon the effective date of the ordinance and completion of all required proceedings, the City shall convey all its right, title, and interest in the Subject Property to the Owner, in accordance with applicable provisions of the Texas Local Government Code and Transportation Code.

3.3 The conveyance shall be documented through appropriate legal instruments, which shall be executed and recorded in the Official Public Records of Coryell County, Texas.

4. ASSUMPTION OF RESPONSIBILITY

4.1 Upon conveyance, the Owner shall assume full ownership, control, and responsibility for the Subject Property.

4.2 The Owner agrees to:

- Maintain the property in a clean, safe, and orderly condition;
- Comply with all applicable City ordinances, codes, and regulations;

- Be solely responsible for any improvements, fencing, or use of the property.

4.3 The City shall have no further obligation for maintenance, repair, or liability associated with the Subject Property after conveyance.

5. UTILITIES AND EASEMENTS

5.1 The City has determined that no known public utilities exist within the Subject Property.

5.2 In the event any existing or future utilities are discovered or required, the City reserves the right to require the dedication of a utility easement, if necessary.

6. EXISTING CONDITIONS

The Owner acknowledges that:

- The Subject Property has never been improved or used as a functional alley;
- A portion of the property has already been enclosed by fencing;
- The property is accepted “AS IS,” with all existing conditions.

7. CONSIDERATION

The conveyance is made in accordance with applicable state law governing the disposition of abandoned rights-of-way to abutting property owners. Any required consideration, if applicable, shall be determined and approved by the City.

8. INDEMNIFICATION

The Owner agrees to indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, damages, or liabilities arising out of the ownership, maintenance, or use of the Subject Property following conveyance.

9. EFFECTIVE DATE

This Agreement shall become effective upon:

- Final approval and adoption of Ordinance No. 2026-05; and
- Execution of this Agreement by both parties.

10. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions or representations.

EXECUTION

EXECUTED this ____ day of _____, 2026.

CITY OF GATESVILLE, TEXAS

By: _____

Bradford Hunt, City Manager

ROBERT JENKINS

FREE2B AUTOMOTIVE LLC

By: _____

Robert Jenkins, Owner

ATTEST:

Holly Owens, TRMC

City Secretary



Date 5/12/2026

Agenda Item 10

Resolution 2026-059

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens

Agenda Item: Discussion and possible action to accept the application to Annex property located on Cedar Ridge and Old Osage in the R B Irvine Survey.

Information:

The applicant has submitted a request for voluntary annexation of property into the corporate limits of the City of Gatesville. The intent of the annexation is to facilitate the development of a Planned Unit Development (PUD) consisting of approximately 169 residential lots.

Water service for the development is proposed to be divided between providers, due to existing CCN lines. Mountain Water will serve approximately 42 lots on the eastern portion of the development, while City of Gatesville will serve the remaining approximately 127 lots. City will provide all other services to the entirety of the development, including solid waste services and sewer services.

Public Works has identified infrastructure requirements necessary to support the development, including the installation of a 6-inch water main to ensure adequate flow and the placement of fire hydrants at intervals of 600 feet to maintain proper fire protection coverage.

Staff anticipates presenting concept plans for the proposed PUD zoning, along with a preliminary plat for the subdivision, at the June meeting. All components of the development and platting process will be reviewed in accordance with Chapter 48 (Subdivisions) and Chapter 56 (Utilities) of the City of Gatesville Code of Ordinances.

Planning & Zoning Commission Report

The PZC heard this case on May 4, 2026, and unanimously agreed to recommend to City Council to accept the annexation of the property located in the R B Irvine Survey and approximately 54.25 acres.

Staff Recommendation:

Staff's recommendation is to accept the application for annexation.

Motion:

Motion to approve Resolution 2026-059, accepting the application for annexation of property located in the R B Irvine Survey and approximately 54.25 acres.

Date 5/12/2026

Agenda Item 10

Resolution 2026-059

Attachments:

- Application
- Exhibit

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 5/12/2026
Agenda Item 11
Ordinance 2026-08

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens

Agenda Item: Discussion and possible action regarding an Ordinance to Annex property located in the R B Irvine Survey and approximately 54.25 acres.

Information:

Resolution 2026-059 was the acceptance of the application for annexation and this is the ordinance that will annex the property as described:

BEING all that certain 54.25 acre tract of land situated in the R Boyd Irvine Survey, Abstract No. 546, Coryell County, Texas, being all of a called 54.25 acre tract of land described in a deed to JFH Legacy Holdings, LP, recorded in Instrument No.

389300, Official Public Records of Coryell County, Texas, and being more particularly described as follows: BEGINNING at a 5/8" iron rod found in the East line of Highway 36 North Bypass, at the Southwest corner of a called 22.85 acre tract described in a deed to CJS Concrete Construction, LLC, recorded in Instrument No. 379043, Official Public Records of Coryell County, Texas, for the Northwest corner of the herein described tract;

THENCE S 73° 22' 58" E, 695.93 feet (Deed S 73° 22' 58" E, 695.93 feet) along the South line of the said 22.85 acre tract, to a 3/8" iron rod found at the Southeast corner of the said 22.85 acres and in the West line of a called 5.013 acre tract of land described in a deed to Floyd Quinton Pearce and wife Shirley Joe Pearce, recorded in Instrument No. 355007, Official Public Records of Coryell County, Texas;

THENCE S 16° 44' 26" W, 196.95 feet (Deed S 16° 44' 26" W, 196.95 feet) along the West line of the said 5.013 acre tract to an 80d nail found at the Southwest corner of the said 5.013 acres, for an ell corner in the herein described tract;

THENCE S 73° 16' 27" E, 608.35 feet (Deed S 73° 16' 27" E, 608.35 feet) along the South line of the said 5.013 acre tract, to a 5/8" iron rod found, at the Southwest corner of "Tract Two" a called 1.000 acre tract of land described in a deed to Quinton Pearce and Wife, Shirley Pearce, recorded in Instrument No. 205944, Official Public Records of Coryell County, Texas;

THENCE along the South and East line of the said 1.000 acres for the following two courses and distances:

1. S 73° 16' 27" E, 112.94 feet (Deed S 73° 16' 27" E, 112.94 feet), to a 1/2" iron rod with a cap stamped "QE" found;
2. N 19° 22' 19" E, 367.55 feet (Deed N 19° 22' 19" E, 367.55 feet) to a 1/2" iron rod found, in the South line of Circle Vista, described in Instrument No. 087588, Official Public Records of Coryell County, Texas, and at the Northeast corner of the said 1.000 acres tract;

THENCE along the South line of Circle Vista for the following five courses and distances:

Financial Impact:

1. S 49° 47' 29" E, 72.02 feet (Deed S 49° 47' 29" E, 72.02 feet) to a 1/2" iron rod found, at the beginning of a curve to the left;
2. 167.92 feet along the arc of the said curve the left, having a radius of 157.90 feet, and a chord bearing and distance of S 74° 49' 42" E, 160.12 feet to a 1/2" iron rod with cap stamped "QE" found;
3. N 70° 05' 38" E, 161.25 feet (Deed N 70° 05' 38" E, 161.25 feet) to a 3/8" iron rod found, at the beginning of a curve to the right;
4. 32.41 feet along the arc of the said curve to the right, having a radius of 45.56, and a chord bearing and distance of S 83° 32' 53" E, 31.73 feet to a 3/8" iron rod found;
5. S 55° 28' 41" E, 50.96 feet (Deed S 55° 28' 41" E, 50.96 feet) to a 1/2" iron rod with a cap stamped "QE" found at the intersection of the South line of Circle Vista and the West line of Cedar Ridge Road, for the Northeast corner of the herein described tract;

THENCE along the West line of Cedar Ridge Road for the following nine courses and distances:

1. S 39° 35' 12" W, 346.54 feet, (Deed S 39° 35' 12" W, 346.54) to a 1/2" iron rod with a cap stamped "QE" found at the beginning of a curve to the left;
2. 144.62 feet along the arc of the said curve to the left, having a radius of 534.77 feet, and a chord bearing and distance of S 27° 26' 34" W, 144.18 feet, to a 1/2" iron rod with a cap stamped "QE" found;
3. S 16° 24' 28" W, 1,176.71 feet, (Deed S 16° 24' 28" W, 1,176.71 feet) to a 1/2" iron rod with a cap stamped "QE" found;
4. S 33° 12' 12" W, 158.53 feet, (Deed S 33° 12' 12" W, 158.53 feet) to a 1/2" iron rod with a cap stamped "QE" found;
5. S 29° 55' 38" W, 83.98 feet, (Deed S 29° 55' 38" W, 83.98 feet,) to a 1/2" iron rod with a cap stamped "QE" found;
6. S 13° 31' 55" W, 109.49 feet, (Deed S 13° 31' 55" W, 109.49 feet) to a 1/2" iron rod with a cap stamped "QE" found;
7. S 00° 59' 35" W, 206.54 feet, (Deed 00° 59' 35" W, 206.54 feet) to a 1/2" iron rod with a cap stamped "QE" found;
8. S 07° 26' 02" W, 142.39 feet, (Deed S 07° 26' 02" W, 142.39 feet) to a 3/8" iron rod with a red cap found;
9. S 17° 16' 00" W, 618.37 feet, (Deed S 17° 16' 00" W, 618.37 feet) to a cotton spindle found in the center line of Old Osage Road, for the Southeast corner of the herein described tract;

THENCE N 72° 31' 28" W, 297.38 feet, (Deed N 72° 31' 28" W, 297.38 feet) along the centerline of Old Osage Road and the South line of the said 298.6 acre tract, to a cotton spindle found, at the Southeast corner of a called 4.000 acre tract of land described in a deed to Mr. W. Fireworks, LLC, recorded in Instrument No. 375606, Official Public Records of Coryell County, Texas, for the Southwest corner of the herein described tract;

THENCE N 02° 21' 09" E, 481.39 feet (Deed N 02° 21' 09" E, 481.39 feet) along the East line of the said 4.000-acre tract, to a 1/2" iron rod with a cap stamped "1519" found, at the Northeast corner of the said 4.000-acre tract and at the Southeast corner of "Tract 3" a called 1.58 acre tract of land described in a deed to Martin Industrial Storage, Inc., recorded in Instrument No. 354541, Official Public Records of Coryell County, Texas;

THENCE N 10° 07' 02" E, 165.07 feet (Deed N 10° 07' 02" E, 165.07 feet) along the East line of the said 1.58 acre tract, to a 3/8" iron rod with a cap stamped "SHOCKLEY" found at the Northeast corner of the said

1.58 acre tract and the Southeast corner of a called 2.00 acre tract of land described in a deed to Grant's Rental, LLC, recorded in Instrument No. 378992, Official Public Records of Coryell County, Texas;

THENCE N 00° 35' 20" W, 225.17 feet (Deed N 00° 35' 20" W, 225.17 feet) along the East line of the said 2.00 acre tract, to a 1/2" iron rod with a cap stamped "1519" found, at the Northeast corner of the said 2.00 acre tract and at the Southeast corner of "Tract 2" a called 1.87 acre tract of land described in the said deed to Martin Industrial Storage, LLC;

THENCE N 00° 31' 25" W, 241.33 feet (Deed N 00° 31' 25" W, 241.33 feet) along the East line of the said 1.87 acre tract, to a 1/2" iron rod with a cap stamped "1519" found, at the Northeast corner of the said 1.87 acre tract and in the South line of "Tract 1" a called 3.81 acre tract pf land described in the said deed to Martin Industrial Storage, LLC;

THENCE along the common lines between the herein described tract and the said 3.81-acre tract, the following three courses and distances:

1. N 89° 45' 10" E, 24.56 feet (Deed N 89° 45' 10" E, 24.56 feet) to 1/2" iron rod with a cap stamped "BOWMAN" found;
2. N 00° 01' 22" E, 299.68 feet (Deed N 00° 01' 22" E, 299.68 feet) to a 1/2" iron rod with a cap stamped "1519" found;
3. N 89° 34' 54" W, 465.36 feet (Deed N 89° 34' 54" W, 465.36 feet) to a 1/2" iron rod with a cap stamped "BOWMAN" found, in the East line of Highway 36 North Bypass and at the Northwest corner of the said 3.81-acre tract;

THENCE N 04° 26' 16" W, 406.75 feet (Deed N 04° 26' 16" W, 406.75 feet) along the East line of Highway 36 North Bypass to a 1/2" iron rod with a cap stamped "STATE 28" found, at the Southwest corner of a called 1.50 acre tract described in a deed to Hines, Fambro and Bolfig, LLC, recorded in Instrument No. 301374, Official Public Records of Coryell County, Texas;

THENCE departing the East line of Highway 36 North Bypass and along the common lines between the herein described tract and the said 1.50-acre tract, the following three courses and distances:

1. N 85° 47' 00" E, 408.44 feet (Deed N 85° 47' 00" E, 408.44 feet) to a 3/8" iron rod found;
2. N 04° 14' 27" W, 159.61 feet (Deed N 04° 14' 27" W, 159.61 feet) to a 3/8" iron rod found;
3. S 85° 50' 56" W, 408.52 feet (Deed S 85° 50' 56" W, 408.52 feet) to a 1/2" iron rod with a cap stamped "STATE 28" found, in the East line of Highway 36 North Bypass and at the Northwest corner of the said 1.50-acre tract;

THENCE along the East line of Highway 36 North Bypass and the West line of the herein described tract, the following four courses and distances:

1. N 04° 18' 43" W, 294.28 feet (Deed N 04° 18' 43" W, 294.28 feet), to a mag nail in an 8" post found;
2. N 13° 46' 32" W, 273.89 feet (Deed N 13° 46' 32" W, 273.89 feet), to a TxDOT concrete monument found;
3. N 08° 16' 05" W, 276.67 feet (Deed N 08° 16' 05" W, 276.67 feet), to a 1/2" iron rod found;
4. N 08° 17' 54" W, 189.40 feet (Deed N 08° 17' 54" W, 189.40 feet), to the POINT OF BEGINNING and containing 54.25 acres of land, more or less.

If approved on the first reading, the second reading will be scheduled for May 26th along with the public hearing. A draft service agreement and draft ordinance will be presented at the second reading. There is

Date 5/12/2026

Agenda Item 11

Ordinance 2026-08

no zoning request at this time. If the ordinance is approved on the third reading, the property will automatically be zoned Agricultural until the zoning designation request is made.

Staff Recommendation:

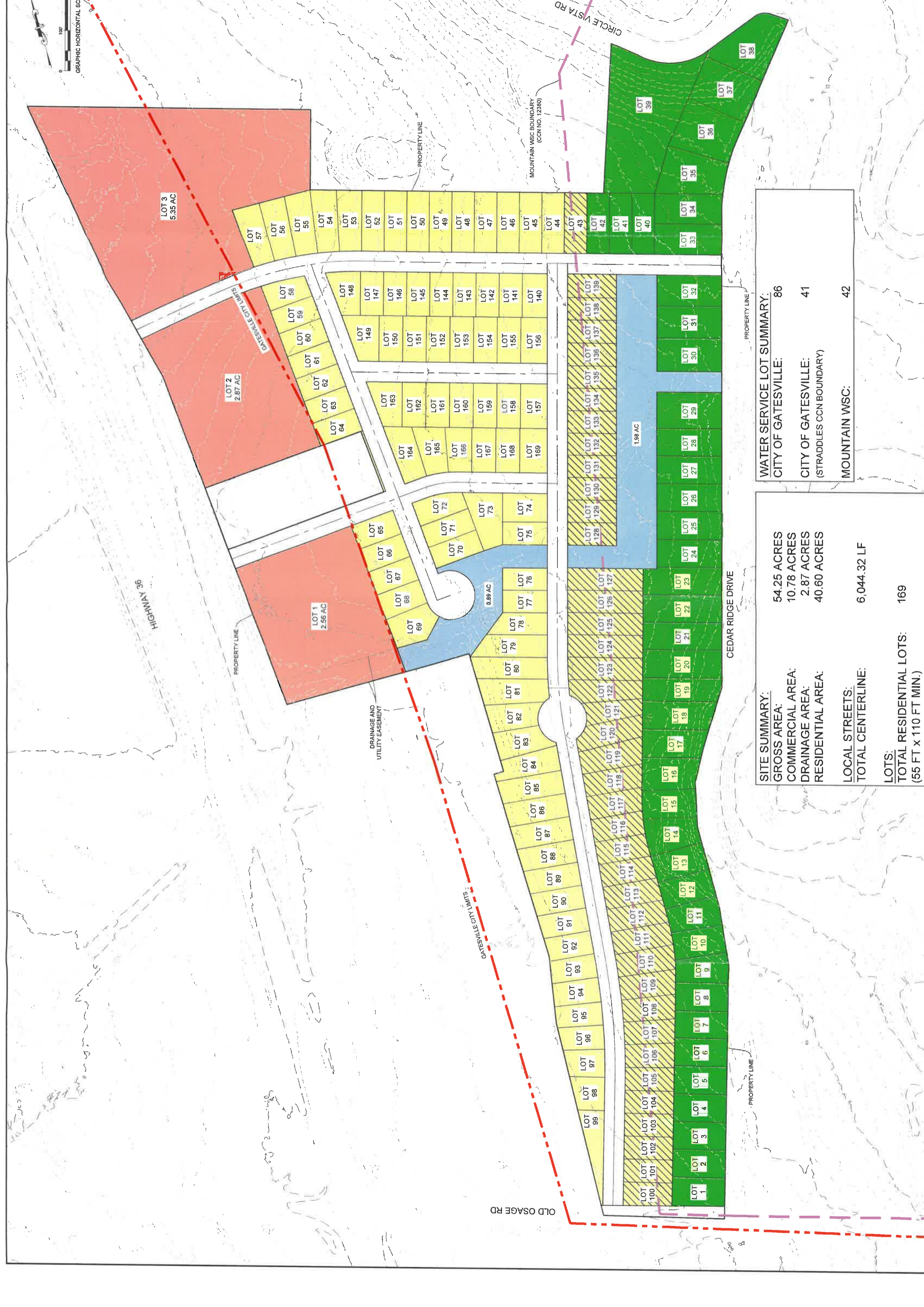
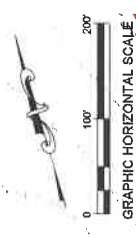
Staff's Recommendation is to PASS Ordinance 2026-08, approving the annexation of the property located in the R B Irvine Survey and approximately 54.25 acres.

Motion:

Motion to PASS Ordinance 2026-08, approving the annexation of the property located in the R B Irvine Survey and approximately 54.25 acres.

Attachments:

- Metes and Bounds – field notes
- Concept



WATER SERVICE LOT SUMMARY:

| | |
|---|----|
| CITY OF GATESVILLE: | 86 |
| CITY OF GATESVILLE: (STRADDLES CCN BOUNDARY) | 41 |
| MOUNTAIN WSC: | 42 |

SITE SUMMARY:

| | |
|--|-------------|
| GROSS AREA: | 54.25 ACRES |
| COMMERCIAL AREA: | 10.78 ACRES |
| DRAINAGE AREA: | 2.87 ACRES |
| RESIDENTIAL AREA: | 40.60 ACRES |
| LOCAL STREETS: | 6,044.32 LF |
| TOTAL CENTERLINE: | |
| LOTS: | |
| TOTAL RESIDENTIAL LOTS: (55 FT x 110 FT MIN.) | 169 |
| TOTAL COMMERCIAL LOT: | 3 |



Date 5/12/2026

Agenda Item 12 & 13

Ordinance 2026-04

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to annex and designate the zoning for the 504 and 506 Coryell City Road. *Third & Final Reading*

Applicant Request

The applicant has submitted a request for voluntary annexation of property into the corporate limits of the City of Gatesville. In conjunction with annexation, the applicant requests the assignment of Residential Mobile Home (RMH) zoning.

City Council

The first reading was held on April 14, 2026 and the second reading was held on April 28, 2026, with no additional requests or changes. This is the third reading and second public hearing as required.

Property Description

The subject property is described as follows:

Salter Subd; Block 1, Lots 9 & 10; Acres .6818, Coryell County, Texas, and being more particularly

Described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of Lot 10, same being a point along a common boundary line with Lot 9, said point marked by a steel pin (found);

THENCE North 71°37'37" West, a distance of approximately 99.0 feet to a point for the northwest corner of said Lot 10, same being the northeast corner of Lot 9;

THENCE North 18°22'23" East (assumed perpendicular based on plat grid), a distance of approximately 150.0 feet to a point for the northeast corner of said Lot 10;

THENCE South 71°37'37" East, a distance of approximately 99.0 feet to a point for the southeast corner of said Lot 10, same being the southwest corner of Lot 11;

THENCE South 18°22'23" West, a distance of approximately 150.0 feet to the POINT OF THE PLACER OF BEGINNING.

Zoning Designation

The City of Gatesville may assign zoning concurrently with the annexation process. This segment of Coryell City Road is currently developed with manufactured homes, and the requested RMH zoning is consistent with the City's adopted Comprehensive Plan.

Texas Local Government Code

Annexation: Section 43.063 (a) requires 2 public hearings, and the public notice is required to be posted before the 10th day of the hearing.

Zoning: Section 211.006 (a) requires 1 public hearing, and the public notice is required to be posted before the 15th day of the hearing.

Both are required to be published in a newspaper of general circulation and on the [municipal website](#).

Planning & Zoning Report

The commission met on April 6th to deliberate on the annexation and zoning designation. The commission motioned to “recommend acceptance and approval to annex the property located within the Salter Subdivision; Block 1, Lots 9 & 10 on .6818 acres in Coryell County and addressed as 504 & 506 Coryell City Road and recommend approval to designate the zoning as Residential Mobile Home”.

Staff Recommendation

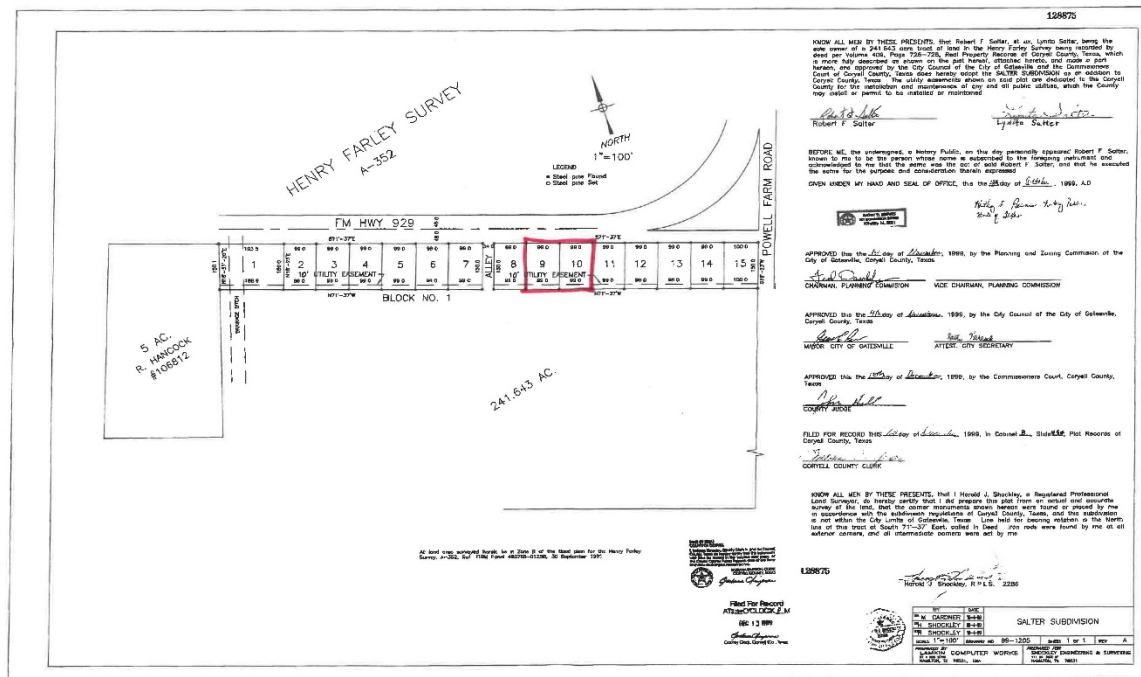
Staff recommends Council to approve the annexation and zoning designation.

Motion:

I move to approve Ordinance 2026-04, authorizing the annexation and zoning designation of property located in the Salter Subdivision, Block 1, Lots 9 and 10, consisting of 0.6818 acres in Coryell County and addressed as 504 and 506 Coryell City Road, to Residential Mobile Home (RMH).

Attachments:

- CCAD Map
- Application
- Draft Ordinance
- Draft Service Agreement



ORDINANCE NO 2026-04

AN ORDINANCE ANNEXING AN APPROXIMATELY .6818 ACRE TRACT OF LAND LOCATED IN THE SALTER SUBDIVISION; BLOCK 1, LOTS 9 & 10 SITUATED IN CORYELL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SUCH PROPERTY WITHIN THE CITY'S CORPORATE LIMITS; GRANTING TO ALL THE INHABITANTS AND OWNERS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN FOR SAID PROEPRTY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §43 of the Texas Local Government Code authorizes the City of Gatesville, Texas, an incorporated city, to engage in the annexation of territory, subject to the laws of this state, and;

WHEREAS, the City Council of the City of Gatesville has been presented with a petition requesting annexation of an approximately .6818 acres located in the Salter Subdivision.; Block 1, Lots 9 and 10 situated in Coryell County, in the City of Gatesville, Coryell County, Texas and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the notices and public hearings required by Chapter 43, Texas Local Government Code and other applicable law have been given and conducted; and

WHEREAS, the City Council has adopted a service plan as required by Section 43.056 of the Texas Local Government Code relating to the Property, the terms of which are attached hereto and incorporated herein by this reference as Exhibit "B" (the "Service Plan"); and

WHEREAS, the Property lies adjacent to the existing corporate limits of the City of Gatesville, Texas and is located within the exclusive extraterritorial jurisdiction of the city of Gatesville, Texas; and

WHEREAS, the requirements and procedures prescribed by the Texas Local Government Code and the Charter of the City of Gatesville, Texas, and the laws of this state for annexation of the Property have been duly followed; and

WHEREAS, the City Council of the City of Gatesville has concluded that the Property should be annexed to and made a part of the City of Gatesville, Texas;

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

SECTION 1. Based on the findings of fact set forth in the recitals above, which are

found to be true and correct and are incorporated herein as if set forth in full, the Property is hereby annexed into the corporate limits of the City of Gatesville, Texas.

SECTION 2. The boundary limits of the City of Gatesville shall be and the same are hereby extended to include the Property within the City's corporate limits and the territory described herein shall be and is hereby included within the corporate limits, subject to all the acts, ordinances, resolutions, and regulations of the City. The inhabitants of the Property shall hereafter be entitled to all the rights and privileges of other citizens of the City of Gatesville and they shall be bound by the acts, ordinances, resolutions, and regulations of said City.

SECTION 3. The Service Plan, Exhibit "B," for the area is hereby adopted..

SECTION 4. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Gatesville governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 5. All provisions of the ordinances of the City of Gatesville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 7. The City Secretary is hereby directed to file with the County Clerk of Coryell County Texas, a certified copy of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

The foregoing Ordinance No. 2026-04 was read the first time and passed to the second reading
this 14th day of April 2026.

The foregoing Ordinance No. 2026-04 was read the second time and passed to the third reading
this 28th day of April 2026.

The foregoing Ordinance No. 2026-04 was read the third time and was passed and adopted as an
Ordinance to the City of Gatesville, Texas, this 12th day of May 2026.

BY: _____
GARY M. CHUMLEY, MAYOR

ATTESTED:

HOLLY OWENS, T.R.M.C.
CITY

EXHIBIT A
[Legal Description of the Property]

BEING all of that certain .6818 acre tract of land situated in the Salter Subdivision, Block 1, Lots 9 & 10, a subdivision in the City of Gatesville, Coryell County, Texas, described in a deed to Summers Rentals, LLC., recorded in Instrument No. 128875, Deed Records of Coryell County, Texas, being further described as follows:

BEGINNING at a point for the southwest corner of Lot 10, same being a point along a common boundary line with Lot 9, said point marked by a steel pin (found);

THENCE North 71°37'37" West, a distance of approximately 99.0 feet to a point for the northwest corner of said Lot 10, same being the northeast corner of Lot 9;

THENCE North 18°22'23" East (assumed perpendicular based on plat grid), a distance of approximately 150.0 feet to a point for the northeast corner of said Lot 10;

THENCE South 71°37'37" East, a distance of approximately 99.0 feet to a point for the southeast corner of said Lot 10, same being the southwest corner of Lot 11;

THENCE South 18°22'23" West, a distance of approximately 150.0 feet to the **POINT OF THE PLACER OF BEGINNING.**

EXHIBIT B
[Service Plan]

EXHIBIT 'B'

ANNEXATION SERVICE PLAN AGREEMENT

For land described in Ordinance 2026-04 effective on the date of annexation, the following services are to be provided as set forth below:

1. POLICE PROTECTION

The City of Gatesville, Texas will provide police protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Gatesville, Texas, with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Gatesville, Texas will provide fire protection and ambulance service to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Gatesville, Texas, with similar topography, land use and population with the City of Gatesville.

3. SOLID WASTE COLLECTION AND RECYCLING PROGRAM

At the present time the City of Gatesville, Texas. is using a designated, specified contractor for collection of solid waste and refuse and a recycling program within the city limits of the City of Gatesville, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection and recycling program will be provided to citizens in the newly annexed area to the extent that the City's contractor has access to the area to be serviced. Also, periodic community wide roll-off disposal of hazardous household waste will be available.

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

Any and all water or wastewater facilities owned or maintained by the City of Gatesville, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Gatesville, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Gatesville, Texas, to the extent of its ownership.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City of Gatesville, Texas, or which are owned by the City of Gatesville, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Gatesville, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Gatesville, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Gatesville, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Gatesville, Texas.

7. MAINTENANCE OF MUNICIPALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Gatesville, Texas is not aware of the existence of any municipally owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such municipally owned facility, building or municipal service does exist and are public facilities, the City of Gatesville, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Gatesville, Texas.

8. CAPITAL IMPROVEMENTS

A. GENERAL

The City provides water and wastewater treatment facilities and major distribution and collection facilities to areas within the City for which the City is authorized to provide such services (this does not include areas for which a certificate of convenience and necessity has been issued to a special district or other water provider). The City does not extend water distribution or wastewater collection mains at its own cost to new developments as part of its municipal services; instead, property owners are expected to bear such costs. Water and wastewater mains will be extended only on an as needed basis when development applications or subdivision plats that require urban level supporting services are submitted to the City in accordance with the City's subdivision and development ordinances. Once such developments begin to occur, the City also may adopt capital improvements plans for additional treatment or major distribution or collection facilities to serve the area, while property owners must pay for the mains necessary to serve their land.

B. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council of the City of Gatesville, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purpose of providing police protection, fire protection, or emergency medical services. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Gatesville, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of fire, police and emergency services provided within the corporate limits of the City.

C. WATER FACILITIES

The area to be annexed shall be annexed into the City of Gatesville Certificate of Convenience and Necessity (CCN) and water will be provided by the City. Capital improvements are not necessary to provide full municipal services for water.

D. WASTEWATER FACILITIES

The City Council of the City of Gatesville, Texas, has determined that given the current expected development in the next ten (10) years within the area to be annexed, if such development concerning the extension or expansion of wastewater facilities will be in accordance with the City's utility policies as generally set forth in section 8A of this Plan, in the City's development regulations and the service plan. Upon connection to existing mains, sewer will be provided at rates established by the City.

E. ROADS AND STREETS

Within 2 ½ years the City of Gatesville, Texas, with a cooperative effort of the City's designated utility company, will undertake to provide the same degree of road and street lighting as is provided in areas of similar topography, land use and population density within the present corporate limits of the City of Gatesville, Texas. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and population density as the annexed property. The City has determined that there are no current or proposed developments within the area to be annexed that require construction of supporting collector or arterial streets. As development occurs in the future, developers will be required pursuant to the ordinances of the City of Gatesville, Texas to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Gatesville, Texas, for street dedication and construction. City participation in capital expenditures will be in accordance with generally applicable city policies. Once urban level developments begin to occur, the City also may adopt road improvements plans to serve the area, and the service plan may be amended under such circumstances. The City may also plan road improvements that are necessary to serve the area being annexed into the City.

SPECIFIC FINDINGS

The City Council of the City of Gatesville, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

The City Council of the City of Gatesville, Texas further finds that there are areas within city limits with similar characteristics of topography, land utilization and population density that have service levels similar to those proposed in this service plan. Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be

provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Gatesville, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Gatesville, Texas will undertake to perform consistently with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Gatesville, Texas who reside in areas of similar topography, land utilization and population.

Jennifer Blackman

Owner: 504 and 506 Coryell City Road, Gatesville, Tx 76528

Brad Hunt

City Manager

ATTEST:

Holly Owens

City Secretary



Date 5/12/2026

Agenda Item 14

Ordinance 2026-06

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens

Agenda Item: Discussion and possible action regarding Ordinance 2026-06, Zoning Ordinance.

Information:

Article I – Purpose and Intent

This article outlines the legal foundation and policy goals of the zoning ordinance. The regulations are intended to:

- Promote public health, safety, and general welfare
- Reduce congestion and prevent overcrowding
- Ensure adequate infrastructure such as utilities, roads, and public services
- Align zoning decisions with the City's Comprehensive Plan

It also establishes:

- Repeal of prior conflicting ordinances
- Criteria for zoning changes, including compatibility, infrastructure capacity, and community impact
- Authority of the City Council amending zoning regulations following Planning and Zoning Commission recommendation and public hearings

Article II – Scope

Defines the applicability of the zoning ordinance, which governs:

- Land use and development
- Building size, height, and placement
- Lot coverage, density, and open space

It clarifies that:

- Specific regulations take precedence over general ones
- More restrictive standards apply when conflicts arise
- The ordinance is intended to benefit the public as a whole

Article III – Administration and Enforcement

Establishes the administrative structure and enforcement mechanisms, including:

- Appointment of an Administrative Official responsible for enforcement
- Procedures for reporting and investigating violations
- Authority to issue stop-work orders and require corrective action

It also outlines:

- Building permit requirements, including submission of site plans and project details
- Permit expiration timelines (6 months to start construction; 2 years to complete)
- Requirement for a Certificate of Occupancy prior to use or occupancy

- Fee structures for permits and services

Article IV – Definitions

Provides standardized definitions for key zoning terms to ensure consistent interpretation. This includes:

- Land use categories (e.g., residential types, commercial uses)
- Development terms (e.g., setbacks, lot types, floor area)
- Operational and structural definitions

This section ensures clarity and uniform application of the ordinance.

Article V – Zoning Districts and Map

Establishes the official zoning map and district classifications. Key provisions include:

- The zoning map is the authoritative source for district boundaries
- Rules for interpreting boundaries (e.g., along streets or property lines)
- Procedures for annexation, including default zoning of newly annexed land as **AG Suburban** unless otherwise designated

The City is divided into multiple zoning districts, including:

- Agricultural and residential categories
- Commercial and industrial districts
- Planned Unit Development (PUD) and overlay districts

Article VI – Nonconforming Uses and Structures

Addresses existing uses and structures that do not comply with current zoning regulations. Key provisions include:

- Legal nonconforming uses may continue but cannot expand
- Discontinuation of a nonconforming use for 6 months or more results in loss of that status
- Damaged structures:
 - Less than 50% damage may be restored as nonconforming
 - 50% or more damage requires full compliance with current regulations
- Nonconforming structures cannot be enlarged unless brought into compliance
- Illegal uses remain prohibited

The article also outlines enforcement actions and penalties for violations, including fines and legal remedies.

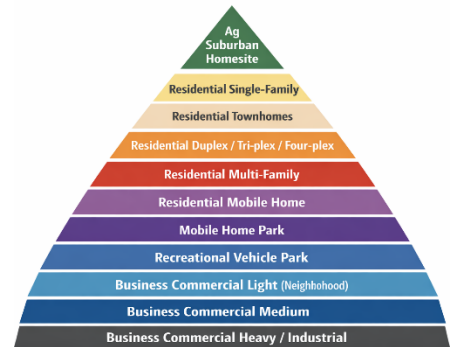
Article VII – Districts

Establishes the zoning district framework for the City of Gatesville, including district purposes, permitted uses, development standards, and special requirements. The ordinance is based on a pyramid zoning structure, where more intensive districts allow uses from less intensive districts, while development standards are applied based on the specific use.

Pyramid Zoning Concept

- The City utilizes a hierarchical zoning system where:

- Lower (more intensive) districts (e.g., Industrial) allow a broader range of uses
- Higher (less intensive) districts (e.g., Single-Family) are more restrictive
- Development standards are applied based on the actual use, not just the zoning classification



Article VIII – Off-Street Parking and Off-Street Loading

Purpose (Sec. 8-1): Ensures adequate parking for all new, expanded, or altered uses to improve safety, circulation, and property value.

Location (Sec. 8-2): Parking must generally be on-site but may be located within 300 feet for non-residential or shared uses.

Parking Design (Sec. 8-3 & 8-4): Sets minimum dimensions for different parking types (standard, compact, ADA, etc.) and requires durable, all-weather surfaces.

Calculation Rules (Sec. 8-5): Parking must be increased when uses expand significantly; mixed-use developments must meet combined parking requirements.

Required Parking (Sec. 8-6): Provides detailed minimum parking ratios for a wide range of residential and non-residential uses, including housing, schools, retail, offices, restaurants, industrial, and entertainment uses.

ADA Compliance (Sec. 8-7): Requires accessible parking spaces in accordance with applicable codes, including the IBC.

Vehicle Storage (Sec. 8-8): Regulates storage of inoperable or unlicensed vehicles and allows parking in certain yard areas if properly surfaced.

Loading Requirements (Sec. 8-9): Requires off-street loading spaces for commercial and industrial uses based on building size, with specific standards for location, design, and use.

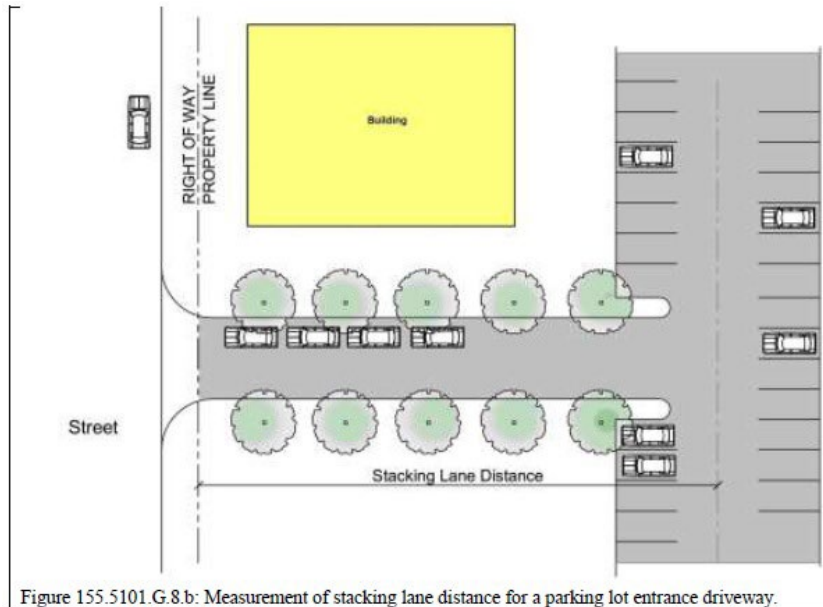


Figure 155.5101.G.8.b: Measurement of stacking lane distance for a parking lot entrance driveway.

Article IX – Lighting

SEC. 9-3. Lighting Design explained.

If you install:

- Lights on poles taller than 42 inches, or
- Lights mounted on the outside walls of a building,

Those lights must produce a soft, warm-colored light, not a harsh bright white or blue light.

The approved options are:

1. High-pressure sodium lights (the traditional yellow/orange streetlight type), or
2. LED lights with a color temperature of 4300 Kelvin or lower (neutral white or warm white), or
3. Any other lighting that creates a similar soft lighting effect.

Why this rule exists:

- Reduces glare
- Limits light pollution.
- Keeps lighting comfortable for nearby properties and drivers.

Recessed canopy or overhang lighting:

Lights that are fully recessed into the ceiling of things like:

- gas station canopies
- drive-through covers
- building overhangs

can be any type of light, as long as the brightness (illumination level) does not exceed the limits set in SEC. 9-4.

What “fully recessed” means:

The light fixture is set up inside the ceiling, so the bulb is not sticking out or visible from the side, which helps reduce glare.

Glare restriction

Lights are not allowed if they create glare that can be seen:

- at the property line, or
- in vehicle areas, such as streets or parking lots.

SEC. 9-4. Illumination explained:

When light from one property shines onto another property, the maximum brightness allowed depends on the zoning of the neighboring property.

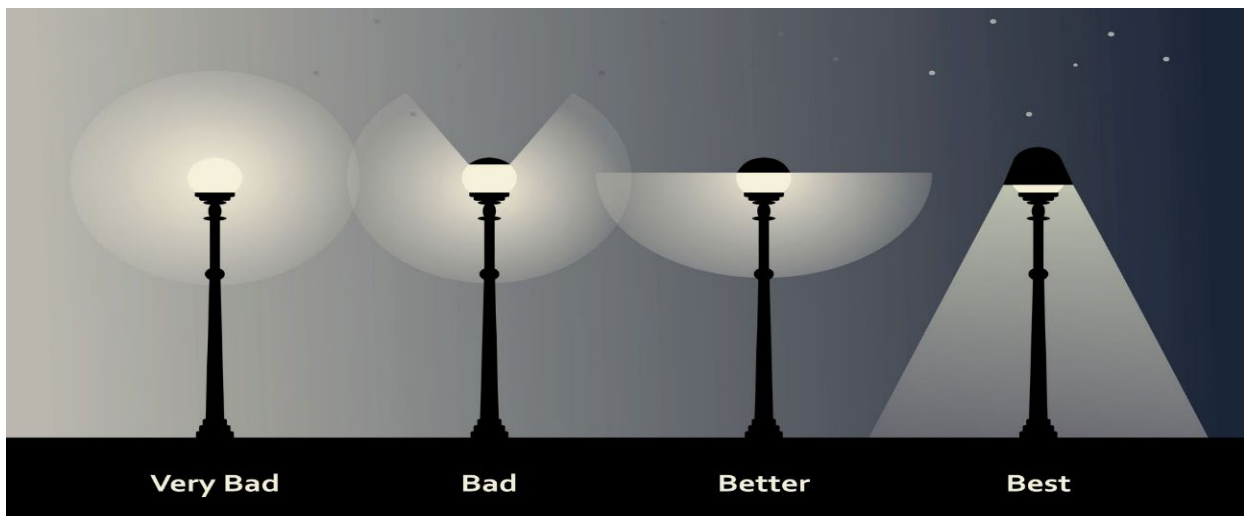
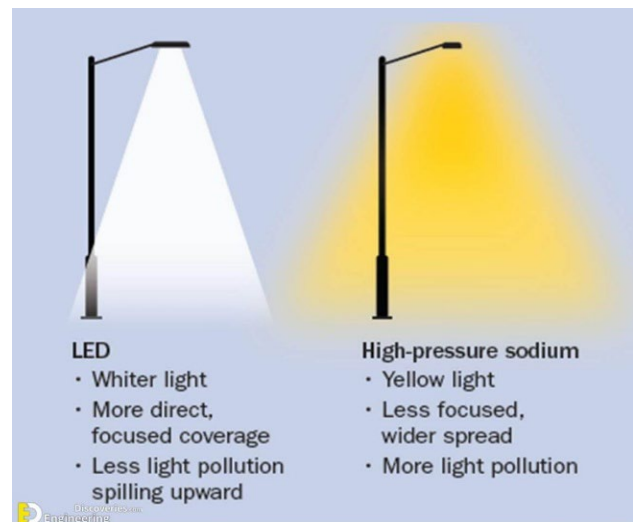
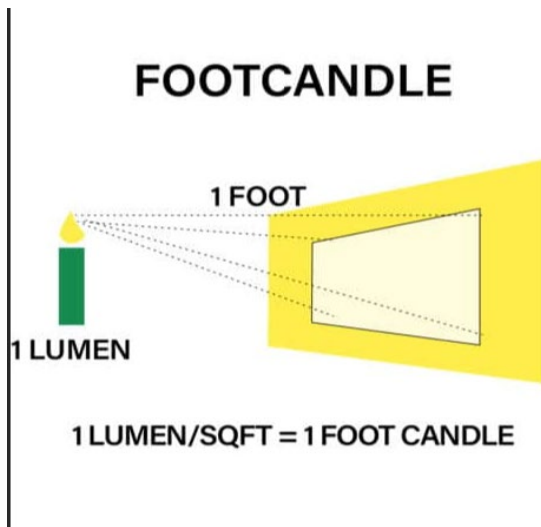
The brightness is measured at the neighbor's property line, not at the light fixture itself.

Two types of measurements are used:

- Horizontal footcandles – light shining down onto the ground
- Vertical footcandles – light shining sideways toward a wall, window, or person

Example:

If a commercial property borders a single-family neighborhood, the light at the property line cannot exceed 0.2 horizontal footcandles.



Article X – Landscaping

Purpose (Sec. 10-1): Promotes aesthetics, environmental benefits, and preservation of natural features. Applies primarily to multi-family, commercial, and industrial districts, with limited requirements for single-family and similar residential uses.

Applicability (Sec. 10-2): Landscaping compliance is triggered by new development, significant remodels, or expansions exceeding 25% of property improvement value.

General Requirements (Sec. 10-3): Typically requires 20% of the lot to be landscaped (may be reduced to 10% with credits). Emphasizes live plant materials, prohibits artificial turf, requires irrigation for nonresidential uses, and encourages drought-tolerant plants.

Location Standards (Sec. 10-4): At least 40% of required landscaping must be in the front yard, with some flexibility in industrial districts.

Credits (Sec. 10-5): Allows reduction in required landscape area through additional plantings (trees, shrubs, drought-tolerant areas), but not below 10% of the lot.

Installation & Maintenance (Sec. 10-6): Requires ongoing maintenance, irrigation access, and replacement of dead plants within specified timeframes.

Residential Requirements (Sec. 10-7): Simpler standards—generally one canopy tree in the front yard, with allowances for site constraints.

Parking Lot Landscaping (Sec. 10-8): Requires trees, landscape islands, perimeter buffers, and irrigation systems; includes standards for spacing, visibility, and credits for landscaped islands.

Nonconforming Sites (Sec. 10-9 & 10-10): Existing developments may remain but must meet minimum landscaping standards when improvements trigger compliance.

Modifications & Relief (Sec. 10-11 & 10-12): Allows administrative adjustments or formal relief through Planning & Zoning Commission and City Council due to site constraints.

Buffering (Sec. 10-12 – duplicate numbering): Requires buffers and additional landscaping when adjacent to residential districts.



Date 5/12/2026

Agenda Item 14

Ordinance 2026-06

Alternative Landscaping (Sec. 10-13): Permits xeriscape/“zero landscape” options (e.g., rock, gravel, mulch) with design, maintenance, and drainage standards, while limiting use of certain materials and preserving key landscaping functions.

Staff Recommendation:

Staff’s recommendation is to pass Ordinance 2026-06 to the next meeting.

Motion:

Motion to PASS Ordinance 2026-06, creating Chapter 49, Articles I-X Zoning Ordinance to the next meeting, first reading.

Attachments: Ordinances that will be repealed with the approval of this ordinance.

- Ordinance 2024-02 Amending Table IV Height & Area – Zoning
- Ordinance 2024-03 Amend Mobile, Manufactured, Modular Homes
- Ordinance 1998-04 Modular Home Definition
- Ordinance 1995-17 Zoning Ordinance

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GATESVILLE, AS PREVIOUSLY AMENDED, BY AMENDING TABLE IV: UNIFORM HEIGHT AND AREA REGULATIONS, BY AMENDING VARIOUS SECTIONS OF SECTION 11 “ZONING DISTRICT DESCRIPTIONS” TO CLARIFY THE APPLICABILITY OF TABLE IV, AND BY AMENDING SECTION 13 “ADMINISTRATION AND ENFORCEMENT” BY ADDING A NEW SECTION 13-7 “CONFLICTS BETWEEN TABLES AND CODE TEXT”; THE ZONING ORDINANCE PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Gatesville, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Gatesville, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all persons interested and in the exercise of its legislative discretion, the City Council has concluded that the Code of Ordinances of the City of Gatesville, Texas, as previously amended, should be further amended as set forth below.

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

SECTION 1. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Table IV – Uniform Height and Area Regulations by repealing that table in its entirety and replacing it with the Table IV – Uniform Height and Area Regulations attached hereto and incorporated herein by this reference as Exhibit “A.”

SECTION 2. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-1 “Residential/Single-Family” at its subsection E, “Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

... ”

SECTION 11-1 RESIDENTIAL/SINGLE-FAMILY

... ”

E. Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

... ”

SECTION 3. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-1-1 “Townhouse Residential/Single-Family”, at its subsection E, “Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-1-1 TOWNHOUSE RESIDENTIAL/SINGLE-FAMILY

...

E. Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance. The side lot side yards shall be six feet (6’) when adjoining another lot and zero feet (0) feet when adjoining another dwelling unit on the same platted lot.

....”

SECTION 4. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-3 “Agricultural and Suburban Homesites District” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-3 AGRICULTURAL AND SUBURBAN HOMESITES DISTRICT

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

....”

SECTION 5. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-4 “Residential 2-4 Family Dwelling Units” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-4 RESIDENTIAL 2-4 FAMILY DWELLING UNITS

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

....”

SECTION 6. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-5 “Residential Multi-Family” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-5 RESIDENTIAL MULTI-FAMILY

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

....”

SECTION 7. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-6 “Business/Commercial” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-6 BUSINESS/COMMERCIAL

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance. In addition to the Uniform Regulations, there shall be furnished minimum side yards as follows: six (6) feet when adjoining any residential district and zero (0) feet when adjoining nonresidential districts provided that if a side yard is provided it shall be not less than three (3) feet.

....”

SECTION 8. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-7 “Mobile Home District” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-7 MOBILE HOME DISTRICT

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

....”

SECTION 9. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-8 “Mobile Home Park District” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-8 MOBILE HOME PARK DISTRICT

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

...”

SECTION 10. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 11 “Zoning District Descriptions” by amending Section 11-9 “Industrial” at its subsection E “Uniform Height and Area Regulations” to read as follows:

“Section 11 ZONING DISTRICT DESCRIPTIONS

...

SECTION 11-9 INDUSTRIAL

...

E. Uniform Height and Area Regulations

The regulations set forth in Table IV, Uniform Height and Area Regulations, shall apply to all buildings, walls, and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance. In addition to the Uniform Regulations, there shall be furnished minimum side yards as follows: six (6) feet when adjoining any residential district and zero (0) feet when adjoining nonresidential districts provided that if a side yard is provided it shall be not less than three (3) feet.

...”

SECTION 11. The Zoning Ordinance of the City of Gatesville, Texas, as heretofore amended, shall be, and the same is hereby amended by amending Section 13 “Administration and Enforcement”, to add a new Section 13-7 “Conflicts Between Tables and Code Text” which shall in its entirety read as follows:

“Section 13 – ADMINISTRATION AND ENFORCEMENT

...

SECTION 13-7 CONFLICTS BETWEEN TABLES AND CODE TEXT

Where the language or regulations found within a table associated with the Zoning Ordinance conflicts with the language or regulations found within the text of the Zoning Ordinance, the text of the ordinance shall govern.”

SECTION 12. All ordinances, orders, or resolutions heretofore passed and adopted by the City Council of the City of Gatesville are hereby repealed to the extent that said ordinances, orders, or resolutions or parts thereof are in conflict herewith.

SECTION 13. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance or application thereof to any person or circumstance be held to be invalid, void or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of said ordinance, which remaining portions shall remain in full force and effect.

SECTION 14. Any person, firm or corporation violating any of the provisions 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 Thousand Dollars (\$2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 15. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 16. This ordinance shall take effect immediately from and after its passage and publication as may be required by law.

The foregoing Ordinance No. 2024-02 was read the first time April 23, 2024, and passed to the second reading on the 14th day of May, 2024.

The foregoing Ordinance No. 2024-02 was read the second time on May 14, 2024, and passed to the third reading on the 28th day of May, 2024.

The foregoing Ordinance No. 2024-02 was read the third time and was passed and adopted as an Ordinance of the City of Gatesville, Texas this 28th day of May, 2024.

DULY PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS, ON THIS THE 28th DAY OF May 2024.



APPROVED:



GARY CHUMLEY, MAYOR

APPROVED AS TO FORM:



Victoria W. Thomas, City Attorney

ATTEST:



Wendy Cole, City Secretary

EXHIBIT A
Table IV – Uniform Height and Area Regulations

Exhibit A

| City of Gatesville Table IV Uniform Height and Area Regulations | | | | | | | | | | |
|--|---------------------------------|-----------|-----------------------|-----------------------------------|---|-------------|---------------------------------|----------|-------------------------|-------------------------|
| Zoning District | Minimum Lot Requirements | | | Minimum Yard Setback Requirements | | | Maximum Height Requirements | | | |
| | Lot Area | Lot Width | Lot Area Per Dwelling | Front | Interior Side | Street Side | Rear | Building | Wall, Fence, Etc. Front | Wall, Fence, Etc. Other |
| Residential Single Family | 8000sf | NR | 8000sf | 25ft | 6ft | 10ft | 10ft | 30ft | 4ft | 7ft |
| Townhouse Single Family | NR | 100ft | NR | 25ft | six (6) feet when adjoining another lot and zero (0) feet when adjoining another dwelling unit on the same platted lot | 10ft | 10ft | 30ft | 4ft | 7ft |
| Community Facility | See Zoning District Regulations | | | See Zoning District Regulations | | | See Zoning District Regulations | | | |
| Agricultural and Suburban Homesites | 15000sf | 100ft | 15000sf | 30ft | 6ft | 10ft | 10ft | 30ft | 4ft | 7ft |
| Residential Two-Four Family | 6000sf | 60ft | 15000sf | 20ft | 6ft | 10ft | 10ft | 30ft | 4ft | 7ft |
| Multi-Family | 16000sf | 100ft | NR | 20ft | 20ft | 20ft | 20ft | NR | 4ft | 7ft |
| Business Commercial | NR | NR | NR | 10ft | six (6) feet when adjoining any residential district and zero (0) feet when adjoining nonresidential districts provided that if a side yard is provided it shall be not less than three (3) feet. | 10ft | 20ft | NR | NR | NR |
| Manufactured Home | 6000sf | 60ft | 6000sf | 20ft | 6ft | 10ft | 10ft | 30ft | 4ft | 7ft |
| Manufactured Home Park | See Zoning District Regulations | | | See Zoning District Regulations | | | See Zoning District Regulations | | | |
| Industrial | NR | NR | NR | NR | six (6) feet when adjoining any residential district and zero (0) feet when adjoining nonresidential districts provided that if a side yard is provided it shall be not less than three (3) feet. | 10ft | 10ft | 20ft | NR | NR |
| Planned Development | See Zoning District Regulations | | | See Zoning District Regulations | | | See Zoning District Regulations | | | |

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, AMENDING THE GATESVILLE CODE OF ORDINANCES, AS PREVIOUSLY AMENDED, IN REGARD TO MOBILE, MANUFACTURED, AND MODULAR HOMES; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Gatesville, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Gatesville, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all persons interested and in the exercise of its legislative discretion, the City Council has concluded that the Code of Ordinances of the City of Gatesville, Texas, as previously amended, should be further amended as set forth below.

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

SECTION 1. The City of Gatesville Zoning Ordinance, as heretofore amended, is hereby amended by repealing in their entirety the definitions of “Dwelling, Doublewide Mobile Home,” “Dwelling, Mobile Home,” “Dwelling, Modular Home,” “Mobile Home,” “Mobile Home Park,” “Mobile Home Space,” and “Modular Building” set forth in Section 2, “Definitions”, Section 2.3,” General Definitions.”

SECTION 2. The City of Gatesville Zoning Ordinance, as heretofore amended, is hereby amended at section 2, “Definitions”, Section 2.3 “General Definitions” by adding new definitions for “HUD-code manufactured home,” “Manufactured home,” “Manufactured Home Park,” “Manufactured Home Space,” “Manufactured Home Stand”, “Mobile home,” and “Modular home”, to read as follows:

“SECTION 2 – DEFINITIONS

Section 2.3 General Definitions

...

HUD-CODE MANUFACTURED HOME – A structure constructed at the factory on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; includes the plumbing, heating, air conditioning, and electrical systems of the home; and does not include a recreational vehicle as defined by 24 CFR Section 33282.8(g).

Prior to being brought into the City, a HUD code manufactured home that has been structurally changed since acquiring its HUD sticker or that does not appear to be habitable in its current condition, must undergo a habitability study by an approved HUD inspector and all recommended repairs must be made prior to entry into the City.

...

MANUFACTURED HOME – A HUD-code manufactured home or a mobile home and collectively means and refers to both.

MANUFACTURED HOME PARK – Any plot of ground upon which two or more manufactured homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.

MANUFACTURED HOME SPACE - A plot of ground within a Manufactured Home Park designed for the accommodation of one manufactured home.

MANUFACTURED HOME STAND – That part of a manufactured home space which has been reserved for the placement of one manufactured home.

MOBILE HOME – A structure constructed at the factory before June 15, 1976 on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length, or when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning, and electrical systems of the home. Prior to being brought into the City, a mobile home must undergo a habitability study performed by an approved HUD inspector and recommended repairs must be made prior to entry into the City. Any replacement of a mobile home must be with a HUD-code manufactured home.

MODULAR HOME – A structure for use as a dwelling with a permanent foundation, such structure being prefabricated at the factory and designed to be transported in room-size sections, with all plumbing, heating, air conditioning, and electrical systems installed so that sections can be joined together at the home site to form a finished product; must be constructed in accordance with all applicable state and local building codes. A modular home is assembled at the site as a permanent structure that is not designed to be moved once it is in place.

....”

SECTION 3. The Gatesville Zoning Ordinance is hereby amended to replace all references in the Gatesville Zoning Ordinance to “Mobile Home Park” with “Manufactured Home Park,” to “Mobile Home District” with “Manufactured Home District”, to “Mobile Home Space” with “Manufactured Home Space,” and to “Mobile home stand” to “Manufactured home stand”. This amendment will include, but is not limited to, the renaming of Sections 11-7 and 11-8 of Section

11 “Zoning District Descriptions” to be, respectively, “Section 11-7 Manufactured Home District” and “Section 11-8 Manufactured Home Park District.”

SECTION 4. The Gatesville Zoning Ordinance is hereby amended at Section 11 “Zoning District Description”, Section 11-7 “Mobile Home District” by renaming Section 11-7 “Manufactured Home District” and by further amending the section 11-7 to read as follows::

“SECTION 11-7 MANUFACTURED HOME DISTRICT

A. Purpose of District

The Manufactured Home District is designed to provide sufficient areas for manufactured homes and open space. Urban type public improvements are required for adequate service for dwellings of this area.

B. Principal Uses

1. Manufactured Home (one per lot)
2. Any use allowed in the Business Commercial zoning district.

C. Accessory Uses

...

- e. In this district a manufactured home must only be utilized as a dwelling and for no other use or purpose. Recreational vehicles may not be occupied in a manufactured home district.

....”

SECTION 5. The Gatesville Zoning Ordinance is hereby amended at Section 11 “Zoning District Description”, Section 11-8 “Mobile Home Park District” by renaming section 11-8 “Manufactured Home Park District” and by amending section 11-8 to read as follows:

“SECTION 11-8 MANUFACTURED HOME PARK DISTRICT

A. Purpose of District

The manufactured home park district is designed for the specific residential environmental needs of manufactured home dwellers. Individual manufactured home spaces are located in designated manufactured home parks. Traditional urban-type public improvements must be supplemented by special on-site facilities for recreation, storage, fire protection, and waste disposal.

B. Principal Use

In this district, no building, structure, or land shall be used, and no structure or building shall be erected, constructed, reconstructed, or structurally altered or enlarged except for one or more of the following principal uses:

1. Manufactured home park.
2. All principal uses allowed in the Manufactured Home District.

...

E. Uniform Height and Area Regulations

...

3. Tract requirements: ...

...

c. Bulk controls: Maximum floor area ration for manufactured homes: 0.4, based upon total area in park less commercial and common use areas, driveways, and permanent dwelling.

d. Length of residential occupancy: No space shall be rented for residential use of a manufactured home in any such park except for periods of thirty (30) days or more.

....”

SECTION 6. The Gatesville Zoning Ordinance, as heretofore amended, is hereby amended by adding a new section 6-5 “Legal Non-Conforming Manufactured Homes” to Section 6 “Non-Conforming Lots, Structures, and Uses” to read in its entirety as follows:

“SECTION 6-5 LEGAL NON-CONFORMING MANUFACTURED HOMES

A. Grant of Legal Nonconforming Status. Any manufactured home, as that term is defined in this ordinance, existing, on the date of adoption of this Section 6-5 and further on that date being occupied and used as a dwelling and located on a lot in a zoning district other than manufactured home district, manufactured home park district, or industrial district, although otherwise not legally allowed in such district, is hereby granted legal, non-conforming status such that the manufactured home and its use as a dwelling may remain and continue on such lot upon the following conditions:

1. Replacement.

a. The owner of any such manufactured home which is owner-occupied may replace such manufactured home with a newer HUD Code manufactured home without losing the legal, non-conforming status.

b. The owner of any such manufactured home which is not owner-occupied may make one replacement of such manufactured home with a newer HUD Code manufactured home without losing the legal nonconforming status in the following circumstances:

i. the manufactured home is destroyed by fire, weather, or natural disaster and is replaced with a newer HUD Code manufactured home within twelve (12) months of such destruction; or

- ii. the manufactured home is removed and replaced by the owner with a newer HUD Code manufactured home where (1) the application for construction permit for the replacement is filed with the City within thirty (30) days of removal of the original manufactured home and (2) construction and installation of the replacement HUD Code manufactured home is completed within six (6) months of issuance of the construction permit.
 - c. The deadlines set forth in subsection 1.b.i and ii of this section 6-5 may be extended by the City's Building Official upon presentation of evidence of unforeseeable and unavoidable events beyond the manufactured home owner's control which interrupt the course of events and prevent or are reasonably likely to prevent the owner from complying with such deadlines.
 - d. All replacement HUD Code manufactured homes shall be used as a dwelling. Any replacement other than as allowed by this section shall result in loss of legal, nonconforming status.
 - 2. Transfer. Transfer of ownership of the real property together with the manufactured home shall not extinguish the legal, non-conforming status of the manufactured home.
 - 3. Abandonment. The legal non-conforming status of such manufactured home shall be considered abandoned and shall be extinguished if the property, lot, structure, manufactured home, or use is discontinued, ceases or is vacated for more than one (1) year.
- B. Optional Registration Period. The City shall make available at City Hall and on the City's official website for a period of 180 days from adoption of this section 6-5, an optional registration form by which an owner of any manufactured home that meets the criteria for legal, non-conforming status as of the date of adoption of this Section 6-5, may register the manufactured home with the City. Such registration will result in a presumption of the legal, non-conforming status of the manufactured home."

SECTION 7. 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 8. 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 9. 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 Thousand Dollars (\$2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 10. This ordinance shall take effect immediately from and after its passage.

The foregoing Ordinance No. 2024-03 was read the first time April 23, 2024, and passed to the second reading on the 14th day of May, 2024.

The foregoing Ordinance No. 2024-03 was read the second time on May 14, 2024, and passed to the third reading on the 28th day of May, 2024.

The foregoing Ordinance No. 2024-03 was read the third time and was passed and adopted as an Ordinance of the City of Gatesville, Texas this 28th day of May, 2024.


DULY PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS, ON THIS THE 28th DAY OF May 2024.



APPROVED:


GARY CHUMLEY, MAYOR

APPROVED AS TO FORM:


Victoria W. Thomas, Special Counsel
4864-4188-6596, v. 3

ATTEST:


Wendy Cole, City Secretary

ORDINANCE NO. 98-04

AN ORDINANCE AMENDING ORDINANCE 95-17, ZONING ORDINANCE,
BY A MORE COMPREHENSIVE DEFINITION OF
SINGLE-FAMILY DWELLING ON PAGE 10 THEREOF

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

SECTION 1. The definition of "single-family dwelling" on page 10, Definitions, Zoning Ordinance, Ordinance No. 95-17 of the City of Gatesville is hereby amended by adding: "which may be a modular home or a home fully constructed upon the premises where it is located." so that the definition of single-family dwelling shall hereafter be: "A building designed for or occupied exclusively by one (1) family which may be a modular home or a home fully constructed upon the premises where it is located."

The foregoing Ordinance No. 98-04 was read the first time and passed to the second reading this 8th day of September, 1998.

THE CITY OF GATESVILLE, TEXAS

BY: 

JAMES E. ERWIN, MAYOR

The foregoing Ordinance No. 98-04 was read the second time and passed to the third reading this 22nd day of September, 1998.

BY: 

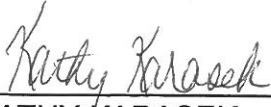
JAMES E. ERWIN, MAYOR

The foregoing Ordinance No. 98-04 was read the third time and was passed and adopted as an Ordinance to the City of Gatesville, Texas, this 13th day of October, 1998.

BY: 


JAMES E. ERWIN, MAYOR

ATTESTED:



KATHY KARASEK,
CITY SECRETARY

APPROVED:



ROBERT F. SALTER,
CITY ATTORNEY

ORDINANCE NO. 95-17

ZONING ORDINANCE

AN ORDINANCE DIVIDING THE CITY OF GATESVILLE, TEXAS, INTO DISTRICTS AND WITHIN SAID DISTRICTS REGULATING THE HEIGHT, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE, AND OTHER PURPOSES; ADOPTING A MAP FOR SUCH PURPOSE; ESTABLISHING A BOARD OF ADJUSTMENT AND PRESCRIBING ITS POWERS AND DUTIES; DEFINING TERMS; ESTABLISHING REGULATIONS CONCERNING NON-CONFORMING LOTS, STRUCTURES AND USES; PROVIDING PARKING REQUIREMENTS; REPEALING CLAUSE; SEVERABILITY CLAUSE; PROCEDURES FOR CHANGES AND AMENDMENTS AND PROVIDING PENALTIES FOR VIOLATION OF THE ORDINANCE; PROVIDING FOR THE REPEAL OF ZONING ORDINANCE NO. 75-3.

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

ORIGINAL

The foregoing Ordinance No. 95-17 was read the first time and passed to the second reading this 12th day of September, 1995.

THE CITY OF GATESVILLE, TEXAS

BY: W. H. Ament
WYLLIS H. AMENT, MAYOR

The foregoing Ordinance No. 95-17 was read the second time and passed to the third reading this 26th day of September, 1995.

BY: W. H. Ament
WYLLIS H. AMENT, MAYOR

The foregoing Ordinance No. 95-17 was read the third time and was passed and adopted as an Ordinance to the City of Gatesville, Texas, this 10th day of October, 1995.

BY: W. H. Ament
WYLLIS H. AMENT, MAYOR

ATTESTED:

James M. L. [Signature]
CITY SECRETARY

APPROVED:

Robert F. Salter
ROBERT F. SALTER,
CITY ATTORNEY

ORIGINAL



Date 5/12/2026

Agenda Item 15

Resolution 2026-060

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens

Agenda Item: Discussion and possible action regarding 1807 Bridge Street.

Information:

The structure located at 1807 Bridge Street meets the definition of a substandard building according to *Sec. 10-163. – Substandard buildings defined.*

Sec. 10-166. – Pre-hearing notices; identification of owner, lienholder, and mortgagee requires the following steps:

- appropriate notification to all owners of record,
- notice placed on front door of structure
- file a notice with the Coryell County Clerk

The requested demolition is for all structures located on the property which include:

- Main structure – 1,010sq. ft. built in 1970
 - 1 open porches – 112 sq. ft.
 - Wood deck – 162 sq. ft.
 - Storage – 42 sq. ft.
 - Storage – 80 sq. ft.
 - Storage – 96 sq. ft.

Property taxes due: \$16,103.01 dating back to 2019. There are no liens on the property. There are 3 other properties associated with this one that are in decline and are noted for context only.

- 1803 Bridge St. (active code cases for high grass)
 - Property taxes due: \$3,592.45 dating back to 2019
- 226 Hamilton Dr. (active code cases for high grass and the house is slowly becoming sub-standard due to no maintenance)
 - Property liens \$194,454.84 (Coryell County Memorial) and city liens: \$428
 - Property taxes due: \$18,517.15
- 2413 Bridge St. (active case for high grass)
 - Property taxes due: \$ 1,205.49

Staff are only asking to have 1807 Bridge Street considered this evening.

Building Standards Commission Report

The BSC heard this case on May 4, 2026. During the meeting, it was explained that the process requires approval from both the Commission and the City Council to establish a list of substandard structures for the current fiscal year. This allows Code Enforcement to prepare and plan for associated costs in the upcoming fiscal year budget. The process also ensures that all required procedures are followed, including property owner notifications, public notices, and coordination with the County regarding properties that may be sold due to delinquent taxes.

Financial Impact:

\$10,000

Staff Recommendation:

Staff recommends approving the demolition process for 1807 Bridge Street.

Motion:

Motion to approve a resolution to begin the demolition process for 1807 Bridge Street.

Attachments:

- Public Notice
- Case Reports
- Pictures

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 5/12/2026

Agenda Item 16

Resolution 2026-061

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and Possible Action on a Request to Waive a Fee as Established by Chapter 18, City Ordinances

Information:

Attorney Mason Dunnam notified City Manager Hunt and City Secretary Owens on May 5, 2026, that his clients, Steve and Carla Manning, wished to formally appeal the imposition of the fees assessed by staff for Working Without a Permit (Attachment 1). City Attorney Victoria Thomas advised the matter must be decided by Council, as opposed to the City Manager, because the appeal is of a fee as established by Chapter 18 of the City Ordinances.

Chapter 18 (Attachment 2), "Building Inspections," lists "working without a permit" as being double the normal fee.

Specifically, upon observation of the worksite, staff found that the following construction actions occurred prior to the application for the issuance of any City permit:

1. Staff found that Mannings commissioned significant construction on the sign without a permit, including demolition of old material and installation of new masonry, as seen in the below comparative photos.

Google Street View August 2023



Current

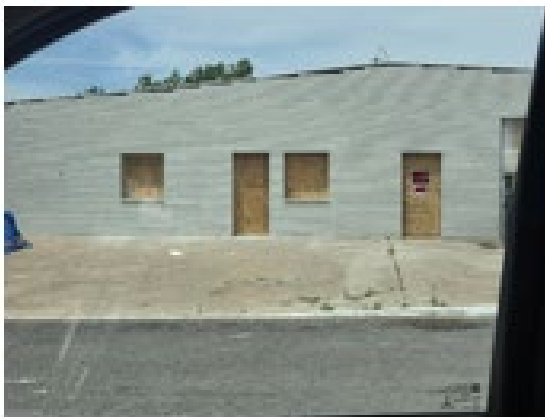


2. It was observed that work had commenced within the structure and on the exterior of the building, including the following modifications:
 - a. Closure of two garage doors on the left side of the building
 - b. Installation of two windows in place of the removed garage doors
 - c. Installation of two doors in place of the removed garage doors

Google Streetview



Current



- d. Removal of the front exterior arch
- e. Removal of the left tower structure from the front exterior

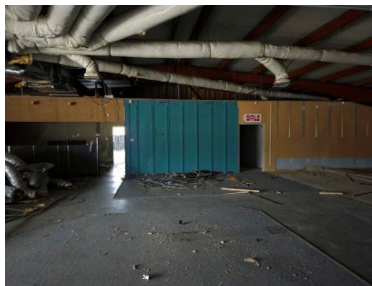
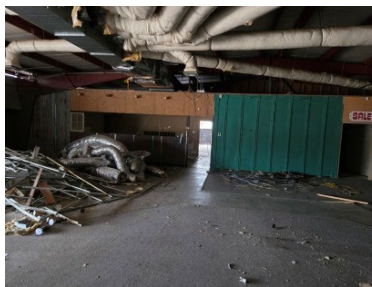
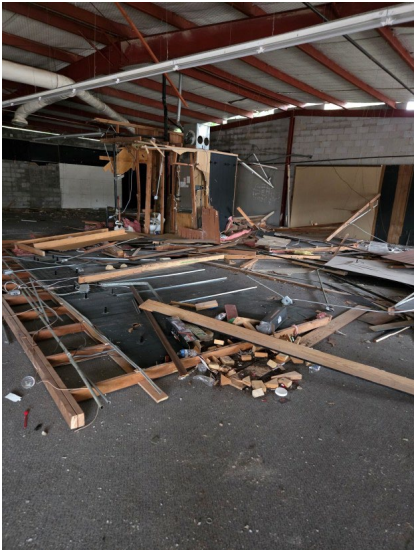
Google Streetview



Current



3. Building Inspector Miguel Gamez also noted that interior work had been done without a permit and without the required asbestos inspection; he had allowed the contractor leeway in removing a drop ceiling ahead of permit acquisition, but the contractor also demolished walls and did other work beyond the allowed scope. See photos below.



On April 29, 2026, City Manager Hunt and City Secretary Owens instructed Building Inspector Miguel Gamez to travel to the worksite and inform the contractor to stop all work, pending issuance of required permits for general construction and the sign.

CM Hunt and CS Owens spoke to Carla Manning via phone soon thereafter on April 29 and advised that she would need to submit the asbestos plan and construction plan prior to restarting work. Generally, the conversation was as follows:

- Mrs. Manning advised she had some plans, but they were not finalized, and she had the asbestos survey. She advised Mr. Gamez had told the contractor he could do exterior work without a permit.
- Mrs. Owens clarified that they had been given permission to remove some items and clean it up, but they had begun making structural changes beyond just façade changes, and which point the contractor should have stopped and spoken to the City.
- Mrs. Manning then advised there had been some other structural changes as well, including
 - The sign – she alleged it was falling down
 - Exterior door and windows – were broken, so the contractor removed them
 - Windows cut in – she alleged the contractor spoke to Miguel about it
 - Interior – she stated they had done not any work inside the building
- Mrs. Owens and I advised we still needed to follow our processes and ensure the work did not exceed the permit requirements.
- Mrs. Manning advised she would bring the asbestos permit and the incomplete plans to city hall today.
- Mrs. Owens acknowledged that communication about the permit requirements would need to improve on both sides, but that she would process the permits within the same working day.
- Mrs. Manning asked if the contractors could complete the sign, and Mrs. Owens advised they could not, until a permit was issued.
- Mrs. Manning advised they did not have any paperwork on the sign, and Mrs. Owens advised she would review the sign further, and asked if the sign was going to be replaced or upgraded. Mrs. Manning advised they already upgraded the sign and adding brick to it, specifically across the top of the sign. Mrs. Owens again advised she would do what she could to issue the sign permit today so the contractor could finish the sign tomorrow.
- Mr. Hunt and Mrs. Owens went on to explain that all changes and processes must be submitted in writing, in order to receive a final inspection without having to remove existing work for being out of compliance. Mrs. Owens again clarified that she and Mr. Gamez would work to improve the communication on the city's end.

Mrs. Manning submitted an electrical plan and elevations via email on April 29 and asked what the permits would cost and if a permit was needed for the roof. The submitted plans were all printed "Not for construction – for review only." Mrs. Owens replied that she would process the permit the same date, and that the project was not to continue in construction until permit(s) had been paid and issued (Attachment 3).

Later on April 29, Mrs. Owens issued a Plan Review letter to Mrs. Manning (Attachment 4). This letter performed the following functions:

1. Notified Mrs. Manning of the unpermitted work that had already been done;
2. Notified Mrs. Manning of the following additional concerns with the plans submitted on April 29;
3. Requested resubmission of the plans once the additional listed concerns had been addressed, and advised the permit would be released with the understanding that those issues would be addressed prior to the issuance of a Certificate of Occupancy; and,
4. Listed the permit number and total amount due, as well an explanation of the fees imposed.

Note: the imposition of fees for Working without a Permit (Chapter 18, City Ordinance) is a last resort for city staff, and we are generally able to work with developer to avoid such fees. However, when work is done without a permit, issuance of the double fee occasionally becomes necessary, as evidenced by five other instances over the past two years:

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5/05/2026 2:21 PM                                FEE CODE REPORT                                PAGE: 1
PROJECTS: 0 THRU ZZZZZZZZZZ
SEGMENT CODES: All
FEE CODES: Include: NO PERMIT
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 1/01/2024 THRU 99/99/9999
STATUS INCLUDED: All
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
COMPLETED DATES: 0/00/0000 THRU 99/99/9999
  
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| PROJECT | ISSUED TO | STATUS | SEGMENT | FEE CODE | CHARGE | UNITS | PAYMENTS | BALANCE |
|-----------------|----------------|---------|------------|-----------|----------|--------|----------|----------|
| 250074 | [REDACTED] | Complet | COMNEW/ADD | NO PERMIT | 637.34 | 0.0000 | 637.34CR | 0.00 |
| 250174 | [REDACTED] | Complet | RES REM | NO PERMIT | 200.00 | 0.0000 | 200.00CR | 0.00 |
| 250307 | [REDACTED] | Complet | RESGAS | NO PERMIT | 100.00 | 0.0000 | 100.00CR | 0.00 |
| 250318 | [REDACTED] | Open | RES REM | NO PERMIT | 260.00 | 0.0000 | 260.00CR | 0.00 |
| 250335 | [REDACTED] | Open | COMNEW/ADD | NO PERMIT | 250.00 | 0.0000 | 250.00CR | 0.00 |
| 260429004 | MANNING, STEVE | Open | COM REM | NO PERMIT | 2,555.00 | 0.0000 | 0.00 | 2,555.00 |
| | | | SIGN51-100 | NO PERMIT | 100.00 | 0.0000 | 0.00 | 100.00 |
| TOTAL PROJECTS: | | 6 | | | | | | |

On Thursday, April 30, staff noted that the contractor was once again on-site and performing construction work (see Attachment 5, Building Inspector’s Timeline). Mr. Gamez advised the contractor for a second time that work could not commence until permits were issued.

On Monday, May 4, at about 8:30 a.m., staff again noted that the contractor was on-site and performing construction work. Mr. Gamez met a foreman on-site and issued the third stop-work order associated with this project in just four working days. The crew foreman asked for 40 minutes to pick up items. Staff observed that the process took until at least 12:30 pm, but no additional construction work was documented after the initial observations at 8:30 a.m. Later that morning, upon phone contact with Mr. Gamez, the contractor advised a permit had been obtained. Mr. Gamez explained that permits must be fully paid in order to be issued, and no permits had yet been issued.

In conclusion, the Mannings and their contractor exhibited an overt disregard for the city-mandated and ordinance-supported permitting process, and have been charged the appropriate fees under city ordinance. Regardless of whether they misunderstood Mr. Gamez's instructions regarding minor pre-permit work on the sign, building façade, and building interior, it is apparent that full construction work on all three of those areas was in effect on April 29. And, despite the written directive from City Secretary Holly Owens on April 29 that no construction was to continue without a permit, *two additional stop work orders had to be issued* to the contractor, who performed additional construction work on April 30 and May 4.

Financial Impact:

The total fees assessed for Mr. & Mrs. Manning's project located at 1512 E. Main St. are \$5,310.00. The Mannings appear to be appealing the \$2,555.00 Work Without Permit fee for the Commercial Remodel and the \$100.00 Work Without Permit fee for the Sign Remodel.

The purpose of the provision for doubling fees under Chapter 18 of the City Ordinance is to ensure that the City's administrative costs incurred in attempting to bring a project into conformance with the requirements of the Code (for a permit) are not uncompensated. Here, as noted above, those administrative efforts were substantial. The actual permit fee itself, in distinction, is related to the City's administrative costs for one or more reviews of submissions of the permit application and all associated, required documents (plans, engineering etc.).

Staff Recommendation:

Staff recommends that the full fee total for the sign and construction remodel at 1512 E. Main St. remain in place, and that the Manning's appeal be denied.

Attachments:

1. Email Exchange Between Holly Owens, Mannings, and Mannings' Attorney
2. City Ordinance Chapter 18, Revision Adopted September 9, 2025
3. April 29 Email Exchange Between Mrs. Owens and Mrs. Manning
4. Plan Review Letter from Mrs. Owens to Mrs. Manning
5. Building Inspector's Timeline

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

Date 5/12/2026

Agenda Item 16

Resolution 2026-061

ATTEST:

Holly Owens, City Secretary