

**CITY COUNCIL MEETING  
FEBRUARY 10, 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 **5:30 P.M.** THIS **10<sup>TH</sup> DAY OF FEBRUARY 2026.**
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Aaron Smith, Joe Patterson, and Travis VanBibber.

**CITY STAFF PRESENT:** City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Chief Jeff Clark, Chad Newman, Seth Phillips, and Shea Harp.

**OTHERS:** Leo Corona, Lisa Robuck, Kaleb Hitt, LaDonna Faber, Jerry Segraves, Allyson, 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.

No citizen comments.

**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 2026-017:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **January 27, 2026.**

**CONSENT AGENDA:** Motion by Greg Casey, seconded by Jon Salter to **APPROVE** the **CONSENT AGENDA** as presented. All six voting “Aye”, motion passed, 6-0-0.

**OTHER BUSINESS:**

5. Discussion of the Police Department Annual Report.

Discussion only. No action taken.

6. Discussion and possible action regarding disbursement of HOT Funds for “Gatesville’s USA 250 Celebration”.

**RESOLUTION 2026-015:** Motion by Aaron Smith, seconded by Travis VanBibber to **APPROVE RESOLUTION 2026-015**, disbursing up to \$30,000 in Hotel Occupancy Tax funds to support the “Gatesville’s USA 250 Celebration” event being held July 2 through July 5, 2026. All six voting “Aye”, motion passed, 6-0-0.

7. Discussion and possible action to adopt the 2021 International Existing Building Code, *Third and Final Reading*.

**ORDINANCE 2026-02:** Motion by Kalinda Westbrook, seconded by Greg Casey to **APPROVE ORDINANCE 2026-02**, adopting the 2021 International Existing Building Code, third and final reading. All six voting “Aye”, motion passed, 6-0-0.

8. Discussion and possible action for a Final Plat located at 1015 Old Pidcoke Road.

Motion by Jon Salter, seconded by Aaron Smith to **APPROVE** the **Final Plat for 1015 Old Pidcoke Road**, located in the William Suggett Survey, Abstract No. 912. All six voting “Aye”, motion passed, 6-0-0.

9. Discussion and possible action regarding a request for a zoning designation for Residential Single Family at 209 River Road.

**ORDINANCE 2026-01:** Motion by Greg Casey, seconded by Kalinda Westbrook, to **APPROVE ORDINANCE 2026-01**, designating 209 River Rd. as Residential Single-Family Zoning, third and final reading. All six voting “Aye”, motion passed, 6-0-0.

10. Discussion and possible action regarding a substandard case located at 1010 Saunders Street.

**RESOLUTION 2026-016:** Motion by Joe Patterson, seconded by Travis VanBibber to **APPROVE** the demolition of the main structure (house) located at 1010 Saunders Street. All six voting “Aye”, motion passed, 6-0-0.

11. Discussion and possible action regarding a zoning change request for 511 Saunders Street.

**ORDINANCE 2026-03**: Motion by Jon Salter, seconded by Greg Casey to **PASS ORDINANCE 2026-03**, changing the zoning of 511 Saunders Street from Residential 2-4 Family to Business Commercial to the next meeting, first reading. All six voting “Aye”, motion passed, 6-0-0.

**12. City Council adjourned at 6:28 p.m.**

---

Mayor, Gary Chumley

ATTEST:

---

City Secretary, Holly Owens

Date: 2/24/2026  
Agenda Item: 4b  
Resolution: 2026-019



# FY 2025-2026 Monthly Financial Report JANUARY 2026

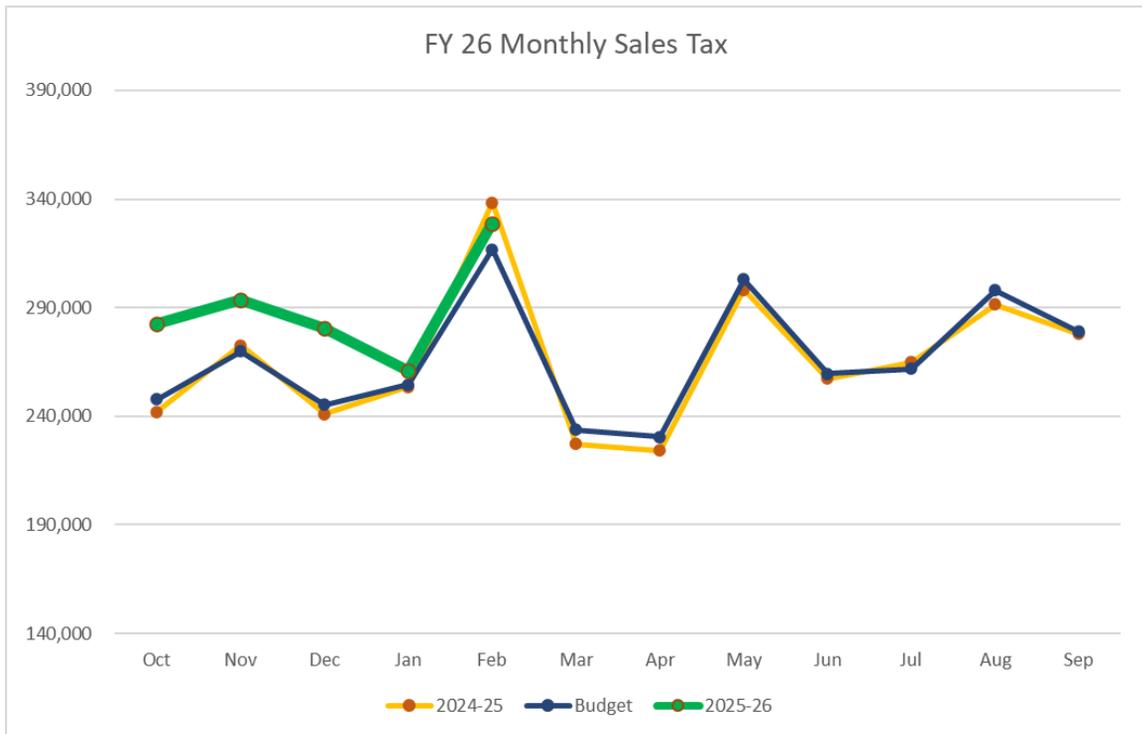


# General Fund

<b>Revenues</b>	<b>JANUARY</b>	<b>2025-26 Budget</b>	<b>2025-26 YTD</b>	<b>% YTD</b>
AV Taxes	1,606,415	3,207,455	2,158,540	67.3%
Sales Tax	260,988	3,200,000	1,117,645	34.9%
Franchise Fees	40,676	822,000	224,265	27.3%
Fines & Fees	16,628	152,000	45,696	30.1%
Other taxes	912	15,000	4,395	29.3%
Licenses & Permits	47,944	183,100	72,684	39.7%
Rental Income	3,025	52,000	17,425	33.5%
Parks & Rec	45,752	460,000	120,292	26.2%
Misc. Revenues	9,510	161,500	46,959	29.1%
Intergovernmental	31,868	403,879	127,471	31.6%
Inter fund Transfers	47,757	599,526	190,679	31.8%
<b>TOTAL REVENUES</b>	<b>2,111,475</b>	<b>9,256,460</b>	<b>4,126,049</b>	<b>44.6%</b>

<b>Expenditures</b>	<b>JUNE</b>	<b>2025-26 Budget</b>	<b>2025-26 YTD</b>	<b>% YTD</b>
LIBRARY	18,230	342,872	99,071	28.9%
ADMINISTRATION	100,187	1,491,849	532,084	35.7%
PLANNING	24,000	379,948	101,103	26.6%
POLICE	281,538	3,126,649	1,049,203	33.6%
COURT	10,198	165,292	56,143	34.0%
FIRE	8,029	370,678	121,778	32.9%
STREET	86,689	1,338,501	462,792	34.6%
FLEET SERVICES	10,144	158,589	66,241	41.8%
BUILDING INSPECTIONS	0	0	60	0.0%
PARKS & RECREATION	46,645	824,137	243,254	29.5%
FT HOOD REC MGMT	20,116	371,459	74,868	0.0%
FITNESS CENTER	16,310	345,283	86,087	24.9%
SWIMMING POOL	169	123,848	5,844	4.7%
CIVIC CENTER	7,156	114,352	36,919	32.3%
TRANSFER EXPENSE	0	102,003	0	0.0%
<b>TOTAL EXPENDITURES</b>	<b>629,412</b>	<b>9,255,460</b>	<b>2,935,447</b>	<b>31.7%</b>

**Gain (Loss)** **1,000** **1,190,602**



<b>Expenditures</b>	<b>Budget</b>	<b>YTD</b>	
Salaries	\$4,694,734	\$1,388,706	29.6%
Benefits	\$1,383,553	\$351,010	25.4%
Professional Services & Training	\$693,736	\$206,424	29.8%
Utilities	\$288,620	\$107,539	37.3%
Materials & Supplies	\$403,595	\$120,770	29.9%
Maintenance & Operations	\$1,357,905	\$609,633	44.9%
Lease & Rental	\$165,996	\$60,200	36.3%
Miscellaneous	\$49,062	\$6,487	13.2%
Grant Expenses	\$0	\$0	0.0%
Debt Service	\$68,112	\$10,090	14.8%
Transfers	\$102,003	\$0	0.0%
Capital Outlay	\$48,144	\$74,587	154.9%
<b>Total Expenditures:</b>	<b>\$9,255,460</b>	<b>\$2,935,447</b>	<b>31.7%</b>

- Sales tax collections are exceeding budget, and higher than prior year.
- Property tax collections are as expected for YTD.
- License and Permits revenues are elevated due increased development activity.
- M&O is elevated due to general liability insurance due in October
- Capital outlay is increased due to double lease payments for new street equipment, is offset by trade in.

## Water & Sewer Fund

	JANUARY	2025-26 Budget	2025-26 YTD	% YTD
<b>Water</b>				
<b>Revenues</b>				
<b>Water Sales</b>				
Residential	207,484	2,728,209	686,973	25.2%
Commercial And Institutional	232,784	3,685,563	770,537	20.9%
Wholesale	68,258	1,404,183	307,369	21.9%
<b>Connections &amp; Installs</b>	-	31,300	11,609	37.1%
<b>Misc.</b>	1,201	71,000	21,509	30.3%
Subtotal	<u>509,728</u>	<u>7,920,255</u>	<u>1,797,997</u>	22.7%
<b>Expense</b>				
<b>Distribution &amp; Collections</b>				
Personnel	57,575	783,874	246,349	31.4%
O&M	6,250	516,924	167,250	32.4%
Debt Service	194,450	221,225	194,450	
Capital Outlay	(72,000)	1,659,852	-	0.0%
<b>Production</b>				
Personnel	45,169	609,216	183,961	30.2%
O&M	40,634	1,892,096	385,505	20.4%
Debt Service	-	936,977	20,564	
Capital Outlay	72,000	1,178,660	192,330	16.3%
Subtotal	<u>344,079</u>	<u>7,798,824</u>	<u>1,390,410</u>	17.8%
<b>Sewer</b>				
<b>Revenues</b>				
<b>Sewer Fees</b>				
Residential	156,258	1,949,999	494,791	25.4%
Commercial And Institutional	208,315	2,874,730	723,423	25.2%
<b>Connections &amp; Installs</b>	-	9,300	16,604	178.5%
<b>Misc.</b>	490	29,000	5,799	20.0%
Subtotal	<u>365,063</u>	<u>4,863,029</u>	<u>1,240,617</u>	25.5%
<b>Expense</b>				
Personnel	54,032	656,198	220,959	33.7%
O&M	51,643	1,237,321	331,469	26.8%
Debt Service	200	945,366	200	
Capital Outlay	627,150	10,546,705	1,495,096	14.2%
Subtotal	<u>733,025</u>	<u>13,385,590</u>	<u>2,047,724</u>	15.3%
<b>Sanitation</b>				
<b>Revenues</b>	76,531	905,868	304,115	33.6%
<b>Expense</b>	72,743	879,000	300,480	34.2%
<b>Non Departmental</b>				
<b>Revenues</b>				
<b>Grants &amp; reimbursements</b>	-	9,842,551	1,174,476	11.9%
<b>Interest</b>	22,108	153,600	99,899	65.0%
Subtotal	<u>22,108</u>	<u>9,996,151</u>	<u>1,274,375</u>	12.7%
<b>Expense</b>				
<b>Transfers and Franchise fees</b>	78,794	982,363	333,628	34.0%
<b>Grand Total</b>				
<b>Revenues</b>	<b>973,431</b>	<b>23,685,303</b>	<b>4,617,105</b>	19.5%
<b>Expense</b>	<b>1,228,641</b>	<b>23,045,777</b>	<b>4,072,243</b>	17.7%
<b>Gain (Loss)</b>	<b>(255,210)</b>	<b>639,526</b>	<b>544,862</b>	

-Water revenues are slightly lower than last year YTD, rate increases not reflected in this month.

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

-Sewer revenues are also slightly down from last year, rate increases not reflected in this month.

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

# Airport Fund

<b>AIRPORT REVENUE</b>		<b>FY26</b>	<b>YTD</b>	<b>% of</b>
		<b>Budget</b>	<b>JANUARY</b>	<b>Budget</b>
060-4-101-4203	RECEIPTS OF GAS/OIL SAL	23,000	4,311	18.7%
060-4-011-4302	RECEIPTS OF HANGAR RENT	28,500	13,760	48.3%
060-4-101-4303	RECEIPT OF BUILDING LEASES	-	-	
060-4-101-4550	MISCELLANEOUS	-	-	
060-4-011-4600	GRANT REIMBURSEMENTS	5,000	90,373	1807.5%
060-4-011-4400	INTEREST	-	1,805	
<b>TOTAL REVENUE</b>		<b>\$ 56,500</b>	<b>\$ 110,249</b>	<b>195.13%</b>

<b>EXPENDITURES</b>				
060-5-150-10080	CONTRACT SERVICES	7,200	300	4.2%
060-5-150-20010	UTILITIES	6,000	1,177	19.6%
060-5-150-20020	MAT., SUP., & PRINTING	1,000	-	0.0%
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	95	21.2%
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	-	-	
<b>TOTAL EXPENSES</b>		<b>\$ 155,695</b>	<b>\$ 13,797</b>	<b>8.86%</b>

**Gain (Loss)**

**96,452**

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.

# Hotel Occupancy Tax (HOT) Fund

<b>HOT FUND REVENUE</b>		<b>FY26</b>	<b>YTD</b>	<b>% of</b>
		Budget	JANUARY	Budget
040-4-008-4400	INTEREST	8,000	11,816	147.7%
040-4-008-4500	Prior Year Resources	-	-	
040-4-008-4950	HOTEL OCCUPANCY TAX	150,000	84,585	56.4%
<b>TOTAL REVENUE</b>		<b>\$ 158,000</b>	<b>\$ 96,401</b>	<b>61.01%</b>

<b>EXPENDITURES</b>				
040-5-138-60010	TRANSFER TO GENERAL FUND	\$ 28,000	-	0.0%
040-5-138-61000	CVB CENTER EXPENSES	\$ 96,000	3,653	3.8%
040-5-138-61010	ADVERTISING	\$ 18,500	21,700	117.3%
040-5-138-61020	PROMOTION OF THE ARTS	\$ 65,000	60,000	92.3%
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%
<b>TOTAL EXPENSES</b>		<b>\$ 258,150</b>	<b>\$ 85,353</b>	<b>33.06%</b>

\* Budget reflects amendments in progress

Gain (Loss)

11,048

Includes budget amendments in progress for Chamber and Depot

## Court Technology and Security Fund - 022

<b>REVENUE</b>		<b>FY26</b>	<b>YTD</b>	<b>% of</b>
		Budget	JANUARY	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	1,628	58.2%
022-4-001-4345	TIME PAYMENT FEES	-	842	
022-4-001-4346	COURT TECH/BLDG SECURITY	-	2,793	
022-4-001-4350	MUN JUROR REIMB OR SERVIC	50	32	63.0%
022-4-001-4400	INTEREST	350	1,176	336.1%
<b>TOTAL REVENUE</b>		<b>\$ 13,400</b>	<b>\$ 6,471</b>	<b>48.29%</b>

<b>EXPENDITURES</b>				
022-5-002-20185	COURTROOM SECURITY	7,715	-	0.0%
022-5-002-20186	COURT TECHNOLOGY EXP.	450	147	32.7%
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	-	-	
<b>TOTAL EXPENSES</b>		<b>\$ 8,365</b>	<b>\$ 147</b>	<b>1.76%</b>

Gain (Loss)

6,324

## Freeze Adjusted Taxable Value & New Value

Fiscal Year (Tax Year)	2026 2025	2025 2024	2024 2023	2023 2022	2022 2021
Certified freeze adjusted Taxable	\$ 583,161,825	\$ 567,864,263	\$ 532,448,691	\$ 471,174,018	\$ 412,333,244
New value (taxable)	\$ 9,132,183	\$ 7,845,722	\$ 7,945,140	\$ 6,182,509	\$ 6,050,680
Percentage of new value to total	1.57%	1.38%	1.49%	1.31%	1.47%
YOY new value growth	16.40%	-1.25%	28.51%	2.18%	

**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

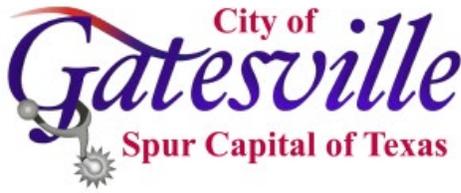
---

Gary Chumley, Mayor

ATTEST:

---

Holly Owens, City Secretary



Date 2/24/2026

Agenda Item 4c

Resolution 2026-020

## CITY COUNCIL MEMORANDUM FOR RESOLUTION

**To: Mayor & Council**

**From: Chief Jeff Clark**

**Agenda Item: Cruzin Cruzers Car Club event**

**Information:** The Cruzin Cruzers Car Club will hold their annual car show event on September 29<sup>th</sup>, 2026 from 5am to 5pm. The event will take place around the courthouse area known as the square. The organizer is requesting road closures on 6<sup>th</sup> street between Main Street and E Leon Street. Also, the closure of E Leon between 6<sup>th</sup> and 7<sup>th</sup> street along with the closure of 7<sup>th</sup> street from Main Street to Bridge Street. The request is to allow road closure and for the city to provide barricades and trash cans.

**Staff Recommendation:**

Staff recommends approval.

**Motion:**

Motion to approve a resolution approving the Cruizin Cruzers Event scheduled for September 29, 2026, and all appropriate street closures requested.

**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.*

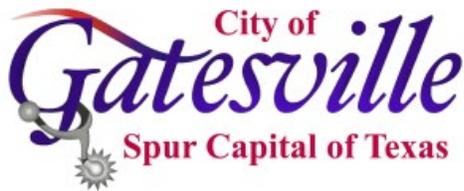
APPROVED

\_\_\_\_\_  
Gary Chumley, Mayor

ATTEST:

\_\_\_\_\_  
Holly Owens, City Secretary





Date 2/24/2026

Agenda Item 4d

Resolution 2026-021

## CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Chief Jeff Clark

Agenda Item: July 4<sup>th</sup> Parade

**Information:** The City of Gatesville will hold a July 4<sup>th</sup> parade to celebrate America's 250<sup>th</sup> birthday. The event will begin around the courthouse area known as the square and proceed down Leon over to Lutterloh. Prior to the parade down Main Street from the square there will be a children's bike and toy car parade around the square. Due to both events the square will require street closures and streets along Leon Street. The following are the road closures needed for the event. 6<sup>th</sup> street between Main Street and E Leon Street. Also, 7<sup>th</sup> street between Main Street and Leon Street. In addition, 8<sup>th</sup> street, 10th street and Lutterloh between Main Street and Leon Street.



**Staff Recommendation:**

Staff recommends approval.

**Motion:**

Motion to approve a resolution approving the Independence Day, 4<sup>th</sup> of July Event scheduled for July 4, 2026, and all appropriate street closures requested.

**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 2/24/2026

Agenda Item 4d

Resolution 2026-021

APPROVED

---

Gary Chumley, Mayor

ATTEST:

---

Holly Owens, City Secretary



Date 2/24/2026

Agenda Item 5

Resolution 2026-022

## CITY COUNCIL MEMORANDUM FOR RESOLUTION

**To: Mayor & Council**

**From: Seth Phillips, Parks and Recreation**

**Agenda Item: Discussion and possible action regarding a resolution designating the City Manager or his designee to apply for and participate in the Local Park Grant Program on behalf of the City of Gatesville.**

### Information:

The Local Park Grant Program provides matching grants to local governments to help create and improve outdoor recreational facilities. Funding categories within the program include:

- Outdoor Recreation Grants – For the development of new parkland or improvement of existing parks.
- Small Community Grants – Specifically for communities with populations under 20,000.
- Urban Outdoor Recreation Grants – Supporting large cities and urban counties to enhance heavily used park facilities.
- Regional Grants – For projects that serve multiple communities or regional populations.

Grant funds can be used for projects such as playgrounds, sports fields, picnic areas, trails, natural resource conservation, and parkland acquisition.

Eligible applicants must:

- Demonstrate a 50% local match (cash and/or in-kind contributions).
- Provide a comprehensive local parks, recreation, and open space master plan approved by TPWD.
- Ensure long-term maintenance and public access to the funded facilities.

Grant applications are typically accepted twice per year, depending on funding availability. All applications must be submitted through TPWD's online grant management system by the stated deadline.

Detailed application instructions, eligibility requirements, and scoring criteria are available on the Texas Parks and Wildlife Department's Local Park Grant Program webpage:

👉 <https://tpwd.texas.gov/business/grants/recreation-grants>

### Financial Impact:

No financial impact until the City is awarded the grant.

**Staff Recommendation:**

Staff recommends designating the City Manager or his designee to apply for and participate in the Local Park Grant Program.

**Motion:**

Motion to approve a resolution, designating the City Manager or his designee to apply for and participate in the Local Park Grant Program on behalf of the City of Gatesville.

**Attachments:**

- Application
- Direct Deposit Form
- TIN Sheet Info
- Resolution

**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 2/24/2026

Agenda Item 6

Resolution 2026-023

## CITY COUNCIL MEMORANDUM FOR RESOLUTION

**To: Mayor & Council**

**From: Mike Halsema, Deputy City Manager**

**Agenda Item: Discussion and possible action regarding disposing of excess assets.**

### Information:

Replacing fitness center equipment was included as part of the FY26 budget and as part of a multi-year replacement plan. We have received the replacements for the equipment listed below. Pending Council's authorization, staff will list the items listed below through an online auction site.

- 2012 Precor AMT835 AMT  
Used but working condition  
Computer replaced – Accurate Hours and Usage not available
- 3 - 45LB Olympic Barbell
- Precor C-Line Seated Leg Press - Model C602EC  
(Dis-assembled to move to current location) Buyer must re-assemble.
- **Icarian Seated Row – Model #310**
  - Weight Stack Capacity 260 Lbs
- **Icarian Seated Tricep Extension – Model #208**
  - Weight Stack Capacity 150 Lbs
- **Icarian Seated Leg Extension – Model #605**
  - Weight Stack Capacity 260 Lbs
- **Icarian Prone Lying Leg Curl – Model #606**
  - Weight Stack Capacity 200LB
- **Icarian Seated Bicep Curl – Model #205**
  - Weight Stack Capacity – 150 Lbs
- 2 – 2011 Keiser M3 Spin Bikes
- 1-Precor EFX Elliptical
- 1-Precor/Icarian Flat Bench
- 1-Precor/Icarian Multipurpose Bench
- 1-Precor/Icarian Adjustable Bench

Staff is requesting to place a sheepsfoot roller up for auction with a reserve of \$75,000. The city purchased EQ0171652 Case SV207E Single Drum Roller for \$131,750 in December of 2023. The unit has not been used as it is undersized for most road jobs. The unit has 6 hours on it. Staff is wanting to use the proceeds to offset the purchase of ROW mowing equipment. TxDOT has been intermittent with mowing ROW's and the responsibility has fallen on the City. The current fleet of mowing equipment is not capable of mowing ROWs in a efficient, or safe manner. A request to purchase ROW mowing will brought for Council's consideration pending the authorization and sale of the sheepsfoot roller.

Date 2/24/2026

Agenda Item 6

Resolution 2026-023

**Financial Impact:**

Proceeds will be recorded as General Fund revenues

**Staff Recommendation:**

Staff recommends that the City Council approve the disposal of excess fitness center equipment listed above and the sheepsfoot roller.

**Motion:**

I move to approve the disposal of excess fitness center as listed in this memo and EQ0171652 Case SV207E Single Drum Roller.

**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



## CITY COUNCIL MEMORANDUM FOR RESOLUTION

**To: Mayor & Council**

**From: Brad Hunt, City Manager**

**Agenda Item: Discussion and possible action regarding a Resolution committing matching funds for the 2026 TxCDBG Downtown Revitalization Program (DRP).**

### **Information:**

The 2026-2027 Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program (DRP) of the Texas Department of Agriculture (TDA) application deadline is April 1, 2026. The TxCDBG's annual Downtown Revitalization Program (DRP) provides funds for infrastructure improvements needed to address slum or blight in a downtown or main street area or provide city wide benefits to low-to-moderate income (LMI) people. Funds may be provided for an array of projects if they address blight or provide a city-wide benefit to LMI populations, including the following activities:

- Sidewalks and lighting.
- Activities required to eliminate architectural barriers for the disabled.
- Water and/or sewer lines.
- Road construction/rehabilitation to include curb and gutter and related drainage.
- Utilities including natural gas and electric.
- Park development.
- Free public Wi-Fi.

All infrastructure improvements must be located on public property within the designated downtown district-which typically will meet two or more of the following:

- The city's historic area of commerce (our recent designation as a National Register Historic District will certainly aid us in proving this point);
- May be the area around the courthouse or city square;
- Commercial area for the community;
- Buildings of historical significance, but not primarily residential;
- Must be areas included in or contiguous to the economic center of the community; and,
- The retail area for the community that does not include single-family dwellings.

Maximum Award Amount: \$1,000,000

Match: Minimum \$50,000 cash match.

**Financial Impact:**

Potentially up to \$1 million in funding.

**Motion:**

I move to approve **Resolution 2026-024** committing matching funds for the 2026 TxCDBG Downtown Revitalization Program.

**Attachments:**

- Resolution 2026-024

**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

RESOLUTION 2026-024

A RESOLUTION OF THE CITY COUNCIL OF GATESVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, the City Council of the City of Gatesville desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Gatesville to apply for funding under the Texas Community Development Block Grant Program;

WHEREAS, the City Council of the City of Gatesville has reviewed and evaluated the city for identification of pedestrian centered economic activity and is formally designating the area identified by the following boundaries and outline on the map attached, as its official downtown district.

**Boundaries of the Downtown District**

North:

South:

East:

West:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF Gatesville, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program .
2. That the City of Gatesville commits to selecting an eligible project in the designated downtown area that meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Gatesville is committing to provide \$50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this 24<sup>th</sup> day of February 2026.

---

Brad Hunt, City Manager  
City of Gatesville, Texas

---

Holly Owens, City Secretary  
City of Gatesville, Texas



# CITY OF GATESVILLE, TEXAS

\*\*\*PUBLIC MEDIA RELEASE\*\*\*

Contact: City Manager Brad Hunt  
[bhunt@gatesvilletx.com](mailto:bhunt@gatesvilletx.com)

Thanks to the diligent work of City staff members and our contracted partner, Post Oak Preservation Solutions, the City of Gatesville is proud to announce that our downtown area is now officially designated as a National Register Historic District. Our 2025 submission to the Texas Historical Commission and the National Park Service proved successful, and the City is ready to assist downtown stakeholders with the next steps in revitalizing this vital area.

Interested developers can now take advantage of state and federal Historic Tax Credits to help offset the costs to rehabilitate historic buildings. Eligible sites are noted as “Contributing” to the historic district in the City’s Historic District designation application (please see maps below). Tax credits encourage the preservation of original building materials, configurations, and appearance where possible while adapting the building for continued use in the modern world. The credits help offset the additional costs associated with the rehabilitation of historic buildings.

Both state and federal historic tax credits rely on the Secretary of the Interior’s Standards for Rehabilitation. These guidelines are used by reviewers to determine whether proposed work is appropriate for a historically significant building. The standards are purposely open ended, such that reviewers can consider each project’s merits individually.

The National Park Service (NPS) provides technical briefs for guidance on a wide range of work including masonry restoration, making historic building ADA compliant, energy efficiency in old buildings, new construction, and much more.

To support downtown development and our achievement as a National Register Historic District, the City of Gatesville:

- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z
- c I d e f g h i j k l m n o p q r s t u v w x y z

**Federal Tax Credits:**

In order to qualify for Federal tax credit, the project must be substantial; meaning that the Qualified Rehabilitation Expenditures (QREs) for the project must equal 100% of the adjusted basis of the property. For example, if the value of a parcel is \$1 million and the value of the building is \$500,000, the project would need to require at least \$500,000 of work to qualify for the federal tax credit. This credit can offset 20% of Qualified Rehabilitation Expenses. The projects must be income-producing, such as retail storefronts or offices.

Helpful links:

- <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm#:~:text=More%20Information,the%20interior%20of%20historic%20buildings.>
- <https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>
- <https://www.nps.gov/subjects/taxincentives/application-process.htm>
- <https://www.nps.gov/subjects/taxincentives/upload/hpca-applicant-workflow-2023-07-14-508.pdf>

**Texas Historic Tax Credits:**

Unlike the federal tax credit, the minimum investment requirement for the Texas credit is just \$5,000 regardless of the value, size, or condition of the building. The low investment threshold for the Texas credit means that buildings can be rehabilitated in smaller project allotments, working one area at a time, and applying for the Texas credit each time. Projects that utilize the Texas credit may also utilize the Federal credit, accounting for tax credits equivalent to 45% of your Qualified Rehabilitation Expenditures. If the ownership of a building does not owe a franchise tax, the credit may be sold to an investor.

Helpful links:

- <https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits/submit-tax-credit>
- <https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits/tax-credit-programs-faq>

**FOR MORE INFORMATION:**

Please contact the City of Gatesville if you have any questions about the tax credit process, permitting, zoning, and construction guidelines.

- |   |  |
|---|--|
| Brad Hunt, City Manager                               | <a href="mailto:bhunt@gatesvilletx.com">bhunt@gatesvilletx.com</a>       |
| Holly Owens, City Secretary / Development Coordinator | <a href="mailto:howens@gatesvilletx.com">howens@gatesvilletx.com</a>     |
| Miguel Gamez, Building Inspector                      | <a href="mailto:mgamez@gatesvilletx.com">mgamez@gatesvilletx.com</a>     |
| Nicole Clark, Permit Technician                       | <a href="mailto:nc Clark@gatesvilletx.com">nc Clark@gatesvilletx.com</a> |
| City Hall Main Phone #                                | 254.865.8951   |

**Downtown Gatesville’s History:**

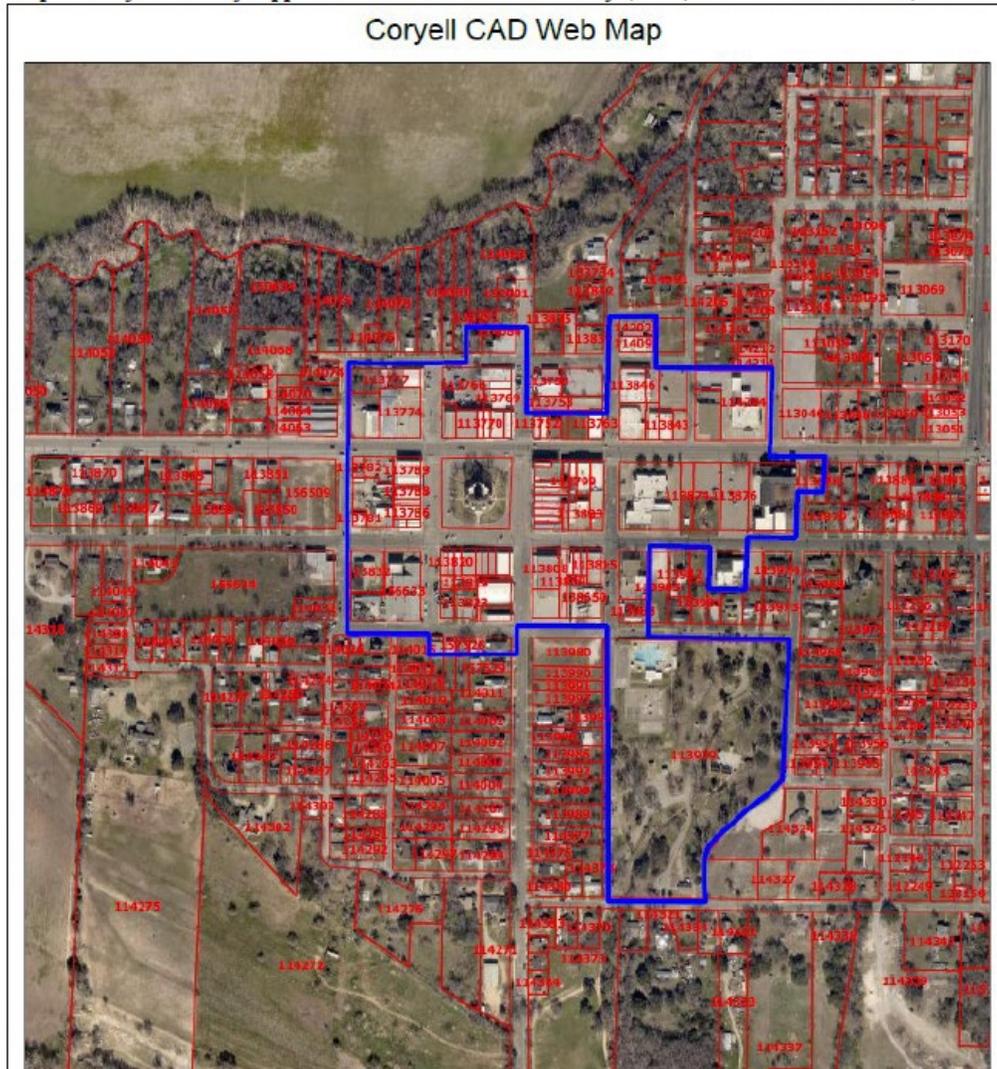
Gatesville was first established in 1854 as the county seat of the newly formed Coryell County. The town has served as the heart of county government and political operations since that time, drawing people to Gatesville from throughout the region for government business. The blocks surrounding the courthouse square became a hub of regional commercial activity at least as early as the 1870s. Following the 1882 arrival of the Texas and St. Louis Railway, Gatesville became an important commercial center in the county and surrounding region, particularly for processing and shipping agricultural goods and purchasing supplies. The Gatesville Downtown Historic District primarily consists of the downtown civic and commercial buildings that were constructed near the Coryell County courthouse over the course of the nineteenth and twentieth centuries.

**Historic District Significance:**

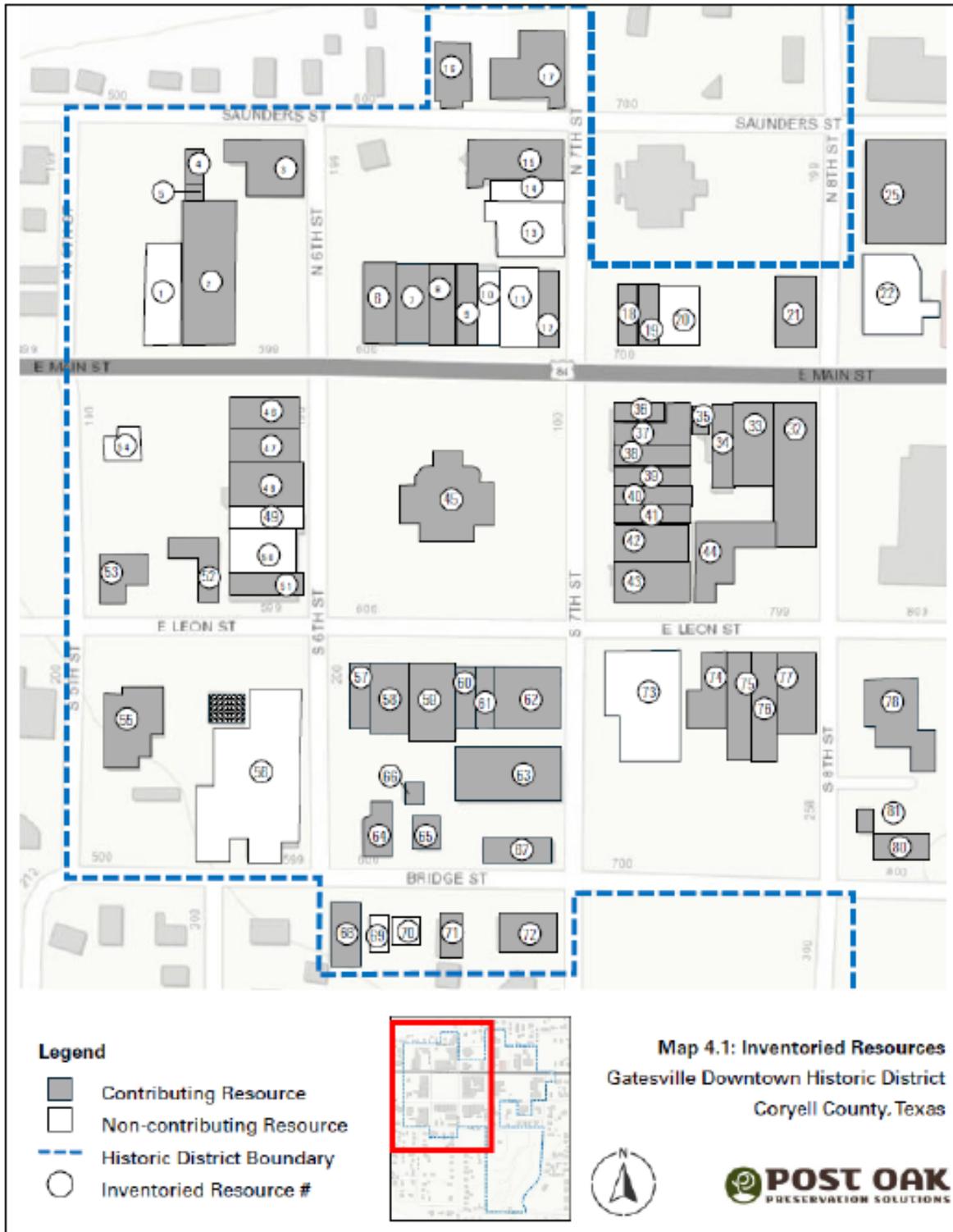
The Gatesville Downtown Historic District includes historic commercial, governmental, residential, religious, and recreational buildings and sites that retain architectural integrity reflecting both the continuity and evolution of Gatesville and its commercial, civic, and institutional development from the 1880s through the 1970s. The district was approved under Criterion A in the area of Community Planning and Development for its role as the Coryell County seat, which created early employment opportunities and brought residents and visitors into the downtown square to conduct their governmental business.

The square maintains its Shelbyville grid layout with centrally located courthouse surrounded by blocks of commercial buildings facing inwards towards the square, and the surrounding blocks still consist of mixed-use properties that historically and currently serve as the heart of the small-town community. The district also meets Criterion A in the area of Commerce for its role as a commercial hub for the surrounding rural and agricultural regions of Coryell County, who frequently travelled to Gatesville to conduct their business, ship their products, or purchase supplies. In the mid-century, Gatesville’s downtown adapted as the town’s economy shifted to cater to the nearby military and corrections industries and added new light industrial and manufacturing facilities, although maintained its long-standing governmental and municipal significance with numerous state, county, and city offices located within the district.

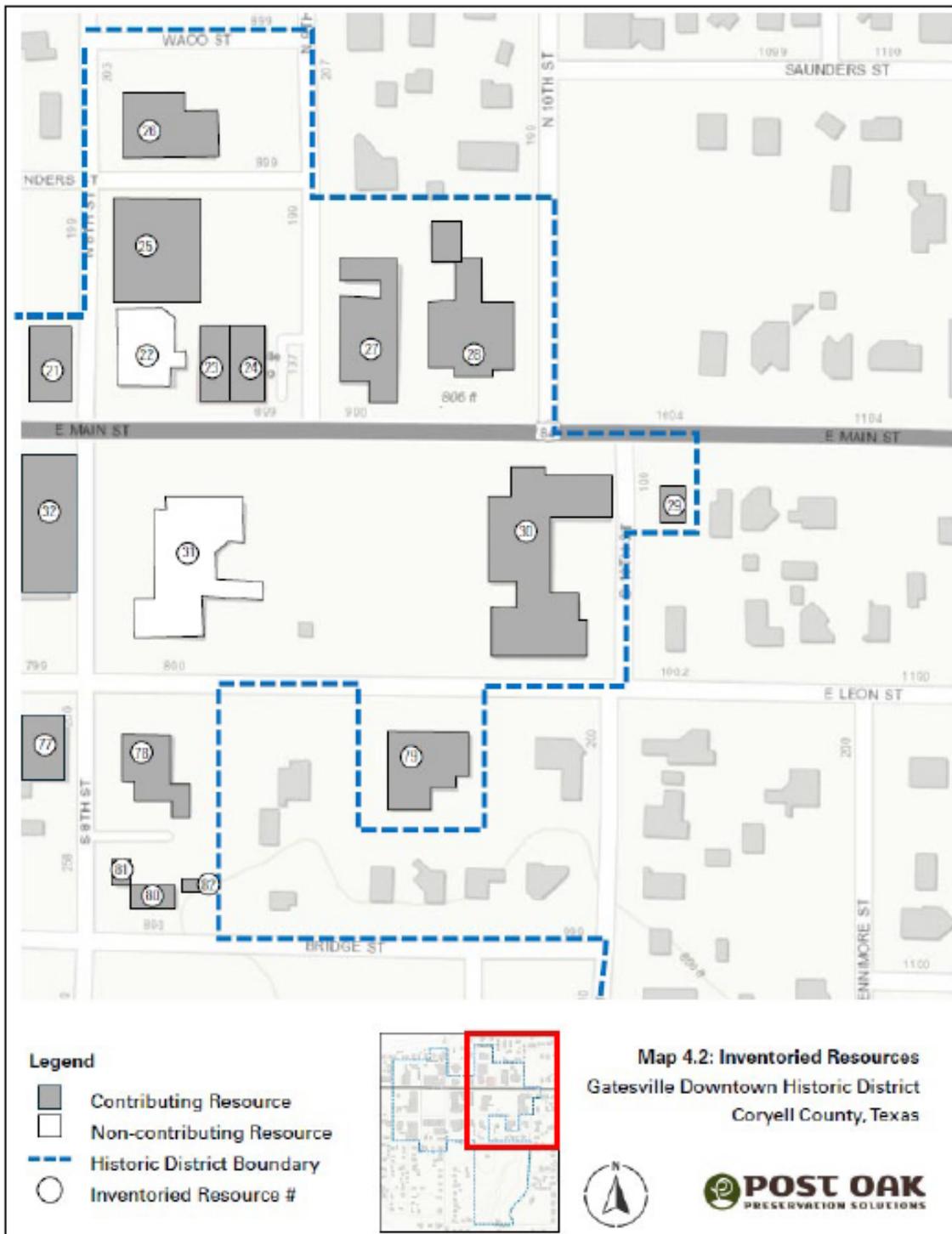
Map 2: Coryell County Appraisal District Parcel Boundary (2023). Accessed March 27, 2024.



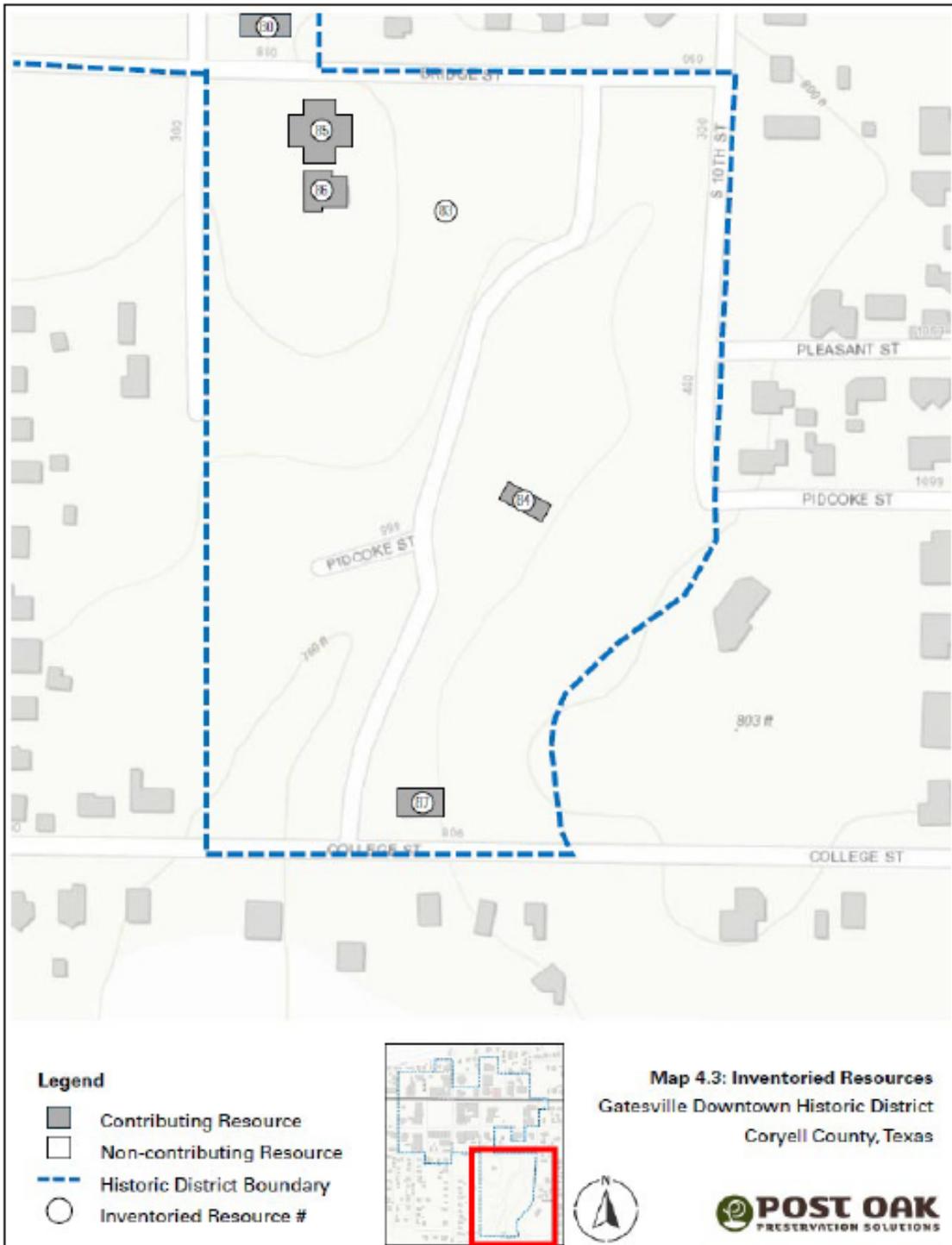
Map 4.1: Sketch map of Gatesville Downtown Historic District with contributing and non-contributing resources. Post Oak 2024.



Map 4.2: Sketch map of Gatesville Downtown Historic District with contributing and non-contributing resources. Post Oak 2024.



Map 4.3: Sketch map of Gatesville Downtown Historic District with contributing and non-contributing resources. Post Oak 2024.





Date 2/24/2026

Agenda Item 8 & 9

Ordinance 2026-03

## CITY COUNCIL MEMORANDUM FOR ORDINANCE

**To: Mayor & Council**

**From: Holly Owens, City Secretary**

**Agenda Item: Discussion and possible action regarding a zoning change request for 511 Saunders Street. (2<sup>nd</sup> Reading)**

### **Information:**

Staff has received an application requesting the rezoning of the property located at 511 Saunders Street, identified as Original Town of Gatesville, Block 65, Lot 2, consisting of approximately 0.808 acres. The subject property is currently zoned Residential Two- to Four-Family (R 2-4), and the owner/applicant, Kaleb Hitt is requesting a zoning change to Business Commercial (BC).

The City's Future Land Use Map within the newly adopted Comprehensive Plan designates this area as Business Commercial, making the request consistent with long-range planning goals. Approval of this rezoning would support the introduction of low-intensity neighborhood-oriented commercial uses designed to be compatible with surrounding development. Mr. Hitt has indicated an intent to establish a business that complements the existing neighborhood character and contributes positively to the revitalization and enhancement of the area.

The Planning and Zoning Commission discussed this case on February 2, 2026, and recommends the zoning change as requested. The first reading was heard on February 10, 2026, with no changes and passed to the next meeting. A letter was mailed out to all property owners within 200-ft. on February 11, 2026 and a public notice was published in the Gatesville Messenger on February 14, 2026 along with the city website.

This is the second reading and public hearing in accordance with LGC 211.

### **Financial Impact:**

There is no financial impact.

### **Staff Recommendation:**

Staff recommends approval for the zoning change request.

### **Motion:**

Motion to pass **Ordinance 2026-03** changing the zoning of 511 Saunders Street from Residential 2-4 Family to Business Commercial to the next meeting, second reading.

Date 2/24/2026

Agenda Item 8 & 9

Ordinance 2026-03

**Attachments:**

- Application
- Zoning Map
- Survey
- Copy of letter to adjacent property
- Mailing list
- Public Notice

Surveyor:

**Maples & Associates**

420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76550  
Firm No. 10097700  
Tel (512) 556-2078  
Fax (512) 556-0500



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

Controlling monumentation: Pins and a building corner found for corners on Lot 2A of the Re-Plat of Lot 2, Block 66 of the Original Town of Gatesville, recorded as Doc. No. 300351 of the Official Public Records of Coryell County, Texas; and a one inch O.D. pipe found for a witness to the southeast corner of a 0.567 acre tract of land described in a deed to Cynthia Rae Waxman, recorded as Doc. No. 348731 of said official public records.

LINE	BEARING	DISTANCE
L1	N40°56'26"E	14.03'
L2	N26°52'29"E	23.63'
L3	N0°30'08"W	32.15'
L4	N2°51'34"W	10.06'
L5	N46°59'59"E	17.82'
L6	N52°19'22"E	34.48'
L7	N62°49'53"E	29.50'

**LEGEND**

	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	Calculated Point
	Retaining Wall
	Back of Curb
	Overhead Electric
	Power Pole
	A/C Unit
	Water Meter
	Gas Meter
	Fiberoptic Hand Hole
	Record Calls

**Texan Title Insurance Co.**  
Commitment No. 25001715

**LAND TITLE SURVEY**

Being 0.808 acres comprised of all of Lot 2, Block 65 of the Original Town of Gatesville, Texas, and being the same tract of land described in a deed to John Peter Doyle, et al, dated June 28, 2024, recorded as Doc. No. 374504 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.

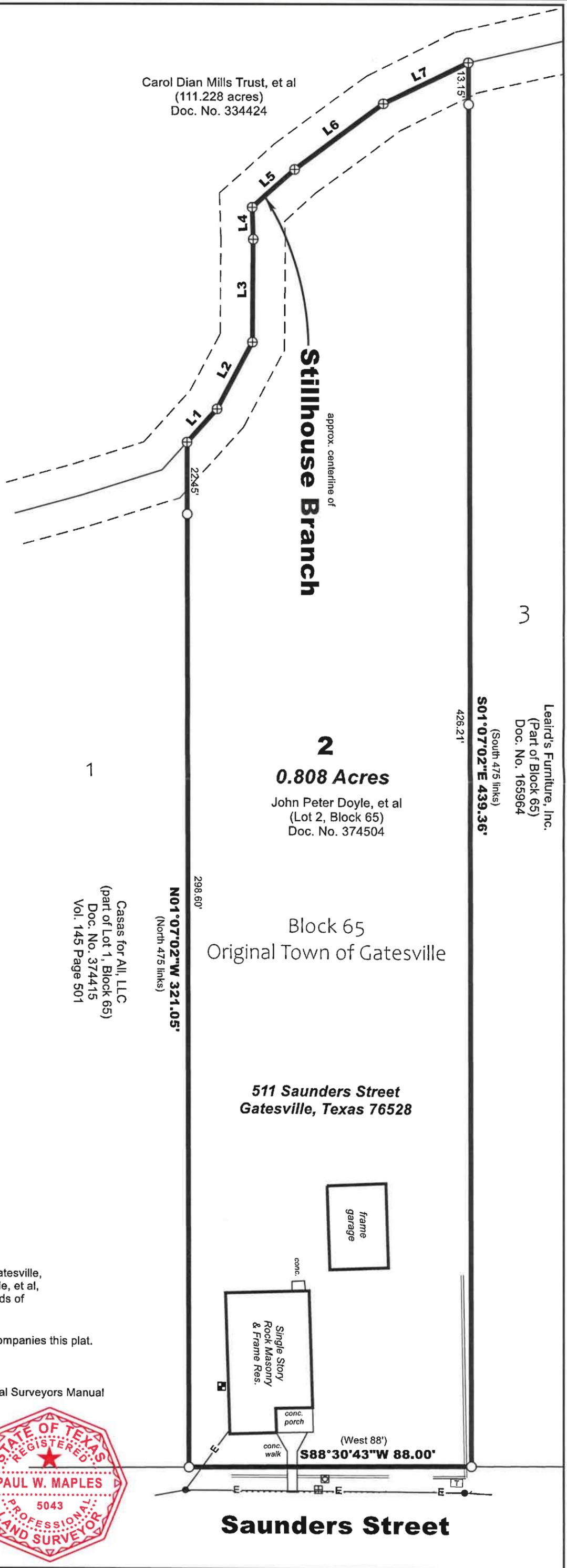
Surveyed on the ground on December 24, 2025.

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, RPLS  
©2025 All rights reserved.  
Job No. 251211



Carol Dian Mills Trust, et al  
(111.228 acres)  
Doc. No. 334424



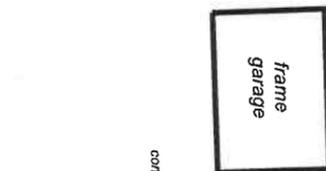
**Stillhouse Branch**  
approx. centerline of

**2**  
**0.808 Acres**

John Peter Doyle, et al  
(Lot 2, Block 65)  
Doc. No. 374504

Block 65  
Original Town of Gatesville

**511 Saunders Street**  
Gatesville, Texas 76528



(West 88°)  
**S88°30'43"W 88.00'**

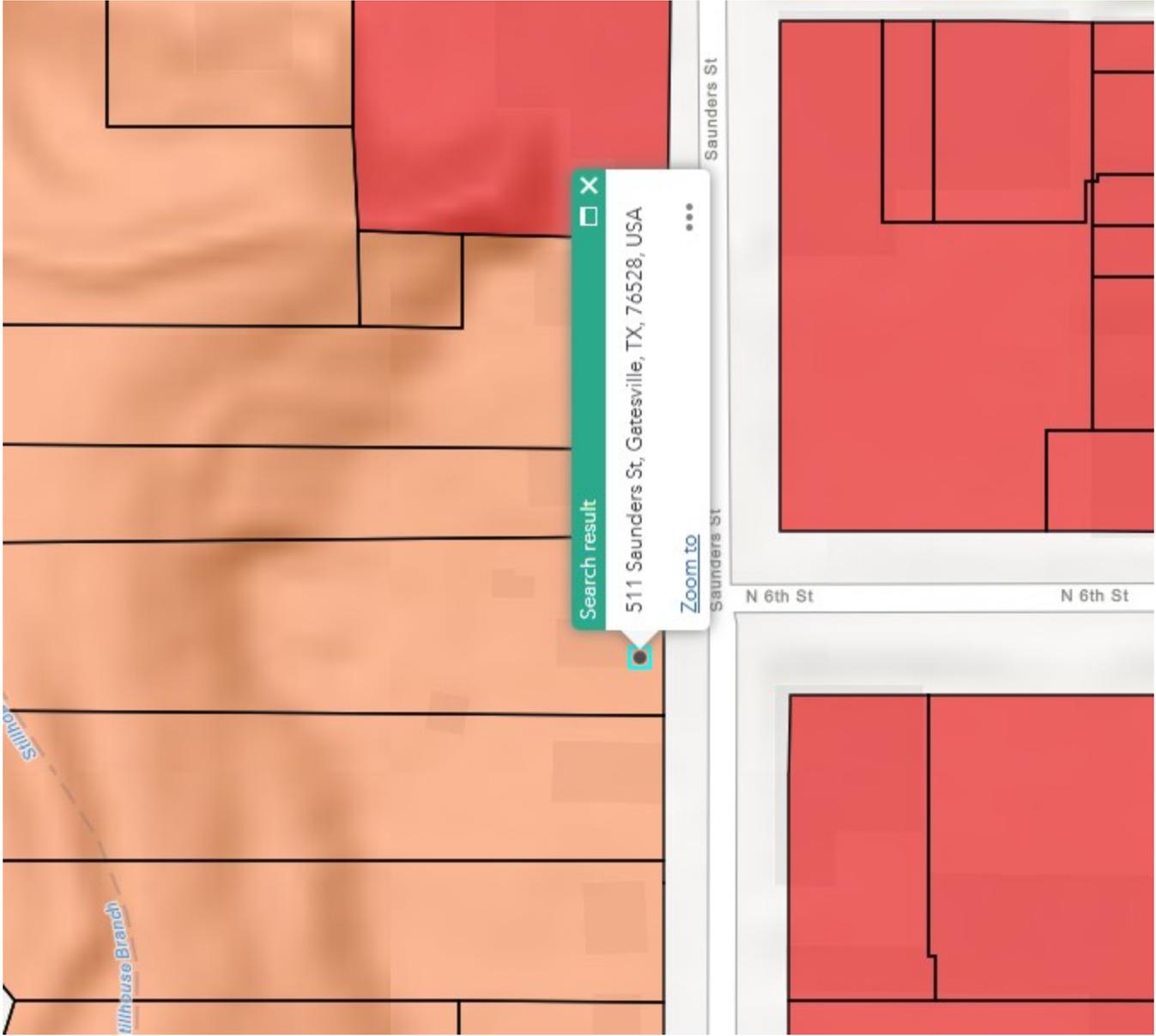
**Saunders Street**

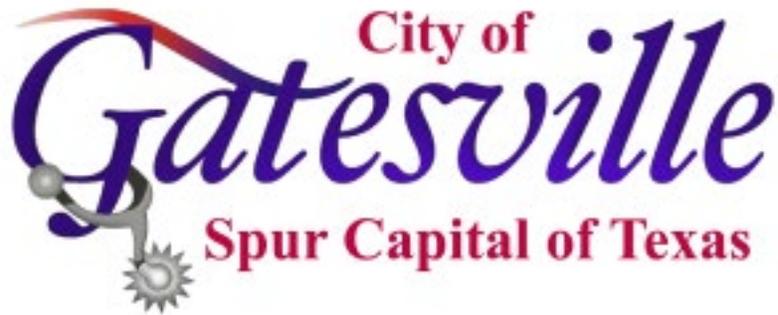
3  
Leaird's Furniture, Inc.  
(Part of Block 65)  
Doc. No. 165964

426.21'  
S01°07'02"E 439.36'  
(South 475 links)

298.60'  
N01°07'02"W 321.05'  
(North 475 links)

Casas for All, LLC  
(part of Lot 1, Block 65)  
Doc. No. 374415  
Vol. 145 Page 501





February 11, 2026

Dear Property Owner,

This letter is to inform you that the City of Gatesville is considering a zoning change for the property located at **511 Saunders Street, Gatesville, Texas 76528**.

The proposed action involves designating the property as **Business Commercial zoning**. This item will be reviewed as part of the City's zoning process and may be considered for discussion and possible action at a public meeting of the Planning and Zoning Commission and the Gatesville City Council.

You are receiving this notice because your property is located within the area required by law to be notified of zoning actions. This notice is provided to ensure that nearby property owners are informed and have the opportunity to participate in the public process.

Additional information regarding the proposed zoning designation may be obtained by contacting City staff at City Hall during regular business hours.

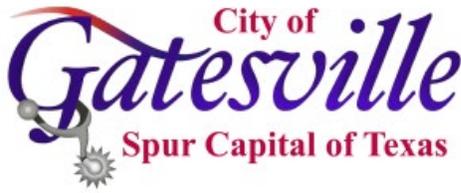
Public comments may be made at the scheduled public meeting(s) or submitted in accordance with City procedures.

Public Hearing is scheduled for February 24, 2026 / 110 N 8<sup>th</sup> Street / 5:30 P.M.

---

Holly Owens, City Secretary T.R.M.C. / Director of Development Services  
[howens@gatesvilletx.com](mailto:howens@gatesvilletx.com)

City of Gatesville  
803 E Main Street  
Gatesville, Tx 76528  
254-865-8951  
[www.gatesvilletx.com](http://www.gatesvilletx.com)



**CITY COUNCIL MEMORANDUM FOR ORDINANCE**

**To: Mayor & Council**

**From: Holly Owens, City Secretary**

**Agenda Item: Discussion regarding the Zoning Ordinance Amendments; Article VII.**

**Information:**

The current zoning ordinance was adopted in 1995. Staff recommends repealing the ordinance in its entirety due to numerous changes in the Texas Local Government Code and the Texas Constitution that are inconsistent with the 1995 ordinance. In addition, the City’s Code of Ordinances has been amended repeatedly over the past 30 years, resulting in further conflicts and outdated provisions within the existing zoning regulations.

For review and discussion purposes, staff will present the proposed ordinance in segments. The Planning and Zoning Commission were given a copy of Article VII for review.

In the current zoning ordinance, the districts are listed but with no specific regulations or permitted uses. Article VII addresses each district with permitted uses, accessory uses, development regulations, and special requirements.

The list of districts is below; Community Facility was removed because city, county, and federal buildings along with churches and accredited schools are allowed in any zoning; Business Commercial was divided into three categories to create a gradual buffer between residential and commercial; Recreational Vehicle Park and Overlay were added to the districts.

<b>Agriculture Suburban</b>	<b>AG</b>
<b>Residential Single-Family</b>	R-SF
<b>Residential Townhomes</b>	R-TH
<b>Residential 2-4 Family</b>	R-2-4
<b>Multi-Family</b>	R-MF
<b>Manufactured Home</b>	R-MH
<b>Manufactured Home Park</b>	MHP
<b>Recreational Vehicle Park</b>	RVP
<b>Commercial Business Light (Neighborhood)</b>	NBC
<b>Commercial Business Medium</b>	BC
<b>Commercial Business Industrial</b>	BI
<b>Planned Unit Development</b>	PUD
<b>Overlay District</b>	OD

The next three Articles will be presented in March:

- Article VIII – Off-Street Parking and Off- Street Loading
- Article VIX – Lighting
- Article X – Landscaping

## ARTICLE VII. – ZONING DISTRICT DESCRIPTIONS AND REGULATIONS

The City of Gatesville operates under Pyramid Zoning. This is a hierarchical system where less restrictive zones (like Industrial) allow all uses from more restrictive zones (like commercial and residential) to build on top, creating a pyramid with single-family zoning at the peak and heavy industry at the base, allowing for mixed uses in lower zones but strictly separating them in higher ones.

Development regulations are enforced based on the use within the zoning. Example: Build a single-family home in Industrial zoning, Single-Family District regulations apply.

### SEC. 7-1. Agriculture Suburban (AG)

#### 7-1.1 Purpose

The Agricultural/Suburban Home sites District is designed to permit sparsely settled residential development and residential in combination with traditional farming activities.

#### 7-1.2 Permitted Uses

- a. Farms, ranches, orchards, truck gardens, nurseries for the growing of plants and similar agrarian activities involving the growing of plants and raising and pasturing of livestock, animal husbandry, including accessory feeding pens but not commercial feeding pens.
- b. Residential Single-Family detached dwelling, one (1) dwelling per lot.
- c. Community Facility (i.e., City Hall, Police Department, Fire Station, and other municipal uses)
- d. County / State / Federal Facility
- e. Park / Walking Trails
- f. Independent School Campus'
- g. Churches / Religious Structures
- h. Kennel
- i. Home Occupation with exception to the following business-related uses:
  - i. Retail
  - ii. Nail/Hair Salon
  - iii. Office facility for a doctor, dentist, veterinarian or other medical related profession.
  - iv. Restaurant or on-premises food or beverage consumption.
  - v. Mortuary or funeral home
  - vi. Trailer, vehicle, tool or equipment rentals
  - vii. Automotive-related uses, painting, and repairs
  - viii. Adult-Oriented or Regulated Business
  - ix. Industrial or Manufacturing uses
  - x. Hazardous or Regulated Materials

- xi. Uses that create excessive noise, odors, vibration, traffic, parking demand, visual impact.

#### 7-1.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located behind the minimum front and side street building setback lines.

#### 7-1.4 Development Regulations

- a. Height: No building or structure shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than thirty (30) feet.
- c. Side Yard: There shall be a side yard of not less than ten (10) feet.
- d. Rear Yard: There shall be a rear yard of not less than ten (10) feet.
- e. Lot Area: The minimum area of a lot shall be forty-three thousand five hundred and sixty (43,560) square feet (1 acre).
- f. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet.
- g. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - Any fence located in the front yard and/or side yard facing a street shall have a maximum height of four (4) feet.
  - Sec. 54-102. Certain fences prohibited.

#### 7-1.5 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-1.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

#### SEC. 7-2. Residential Single-Family (R-SF)

### 7-2.1 Purpose

The Residential Single-Family District is designed to permit single-family home sites to promote and encourage a suitable environment for family life. This district is intended to be composed of detached dwelling units located on individually owned lots that are designed for residential use.

### 7-2.2 Permitted Uses

- a. All uses listed in SEC. 7-1.
- b. Kennel (Specific Use Permit Required)
- c. Residential Uses, specifically single-family detached dwellings, one dwelling per lot.
- d. Residential Uses, modular home for single-family detached dwellings, one dwelling per lot.

### 7-2.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located behind the minimum front and side street building setback lines.
- b. Maximum height is twenty (20) feet.
- c. Pitched roof with a minimum 1:3 design.

### 7-2.4 Development Regulations

- a. Height: No building or structure shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than twenty-five (25) feet.
- c. Interior Side Yard: There shall be a side yard of not less than six (6) feet.
- d. Street Side Yard: There shall be a side yard of not less than ten (10) feet.
- e. Rear Yard: There shall be a rear yard of not less than ten (10) feet.
- f. Lot Area: The minimum area of a lot shall be six thousand (6,000) square feet.
- g. Lot Dimensions: Each lot shall have a minimum width of fifty (50) feet.
- h. Floor Area: The main residence shall contain a minimum of one thousand (1,000) square feet of floor area.
- i. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - Any fence located in the front yard and/or side yard facing a street shall have a maximum height of four (4) feet.
  - Sec. 54-102. Certain fences prohibited.

### 7-2.5 Special Requirements

- c. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- d. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

### 7-2.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

## SEC. 7-3. Residential Townhomes (R-TH)

### 7-3.1 Purpose

The Residential Townhome District is designed to permit attached townhouse or rowhouse style single-family home sites on individually platted lots through the creation of a subdivision plat designed with non-traditional platting with zero side lot lines on one or two sides. Townhome subdivisions must contain enough area to provide minimal amounts of open space in the front and rear for single-family housing.

### 7-3.2 Permitted Uses

- a. All uses listed in SEC. 7-2.
- b. Residential Uses, single-family dwelling attached two (2) stories, but the upper and lower floors constitute one (1) single-family dwelling.

### 7-3.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located in the rear portion of the property and meet the building setback lines.
- b. Maximum height is twenty (20) feet.
- c. Pitched roof with a minimum 1:3 design.

### 7-3.4 Development Regulations

- a. Height: No building or structure shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than twenty-five (25) feet.
- c. Interior Side Yard: There shall be a side yard of not less than six (6) feet when adjoining another lot and zero (0) feet when adjoining another dwelling unit on the same platted lot.

- d. Street Side Yard: There shall be a side yard of not less than ten (10) feet.
- e. Rear Yard: There shall be a rear yard of not less than ten (10) feet.
- f. Lot Area: The minimum area of a lot shall be six thousand (6,000) square feet.
- g. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet.
- h. Floor Area: The main residence shall contain a minimum of one thousand (1,000) square feet of floor area.
- i. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - Any fence located in the front yard and/or side yard facing a street shall have a maximum height of four (4) feet.
  - Sec. 54-102. Certain fences prohibited.
  - A fence is required if adjacent to Residential Single-Family zoning separating the properties and creating buffer.

#### 7-3.5 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-3.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

#### SEC. 7-4 Residential 2-4 Family (R-2-4)

##### 7-4.1 Purpose

Residential 2-4 Family zoning is to provide areas for low-to-moderate density residential development that accommodate small multi-family houses (i.e., duplexes, triplexes, and four-family dwellings, while maintaining the character and livability of residential neighborhoods.

##### 7-4.2 Permitted Uses

- a. All uses listed in SEC. 7-3.

- b. Residential Uses, single-family dwelling attached with two (2) dwellings (duplex).
- c. Residential Uses, single-family dwelling attached with three (3) dwellings (tri-plex).
- d. Residential Uses, single-family dwelling attached with four (4) dwellings (quad-plex).

#### 7-4.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located in the rear portion of the property and meet the building setback lines.
- b. Maximum height is twenty (20) feet.
- c. Pitched roof with a minimum 1:3 design.

#### 7-4.4 Development Regulations

- a. Height: No building or structure shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than twenty (20) feet.
- c. Interior Side Yard: There shall be a side yard of not less than six (6) feet.
- d. Street Side Yard: There shall be a side yard of not less than ten (10) feet.
- e. Rear Yard: There shall be a rear yard of not less than ten (10) feet.
- f. Lot Area: The minimum lot area shall be 6,000 square feet.
- g. Lot Dimensions: Each lot shall have a minimum width of sixty (60) feet.
- h. Floor Area: The main residence shall contain a minimum of one thousand (1,000) square feet of floor area.
- i. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - Any fence located in the front yard and/or side yard facing a street shall have a maximum height of four (4) feet.
  - Sec. 54-102. Certain fences prohibited.

#### 7-4.5 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-4.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

## SEC. 7-5 Multi-Family (R-MF)

### 7-5.1 Purpose

The Residential Multi-Family District is designed to permit high density residential development characterized by apartment buildings and complexes containing more than four dwelling units including, but not limited to, buildings of two or more stories in height.

### 7-5.2 Permitted Uses

- a. All uses listed in SEC. 7-4.
- b. Residential Uses, single-family dwelling attached with two (2) or more stories in height and more than four (4) units (i.e., apartment building, complex, dormitory, and condominium).

### 7-5.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

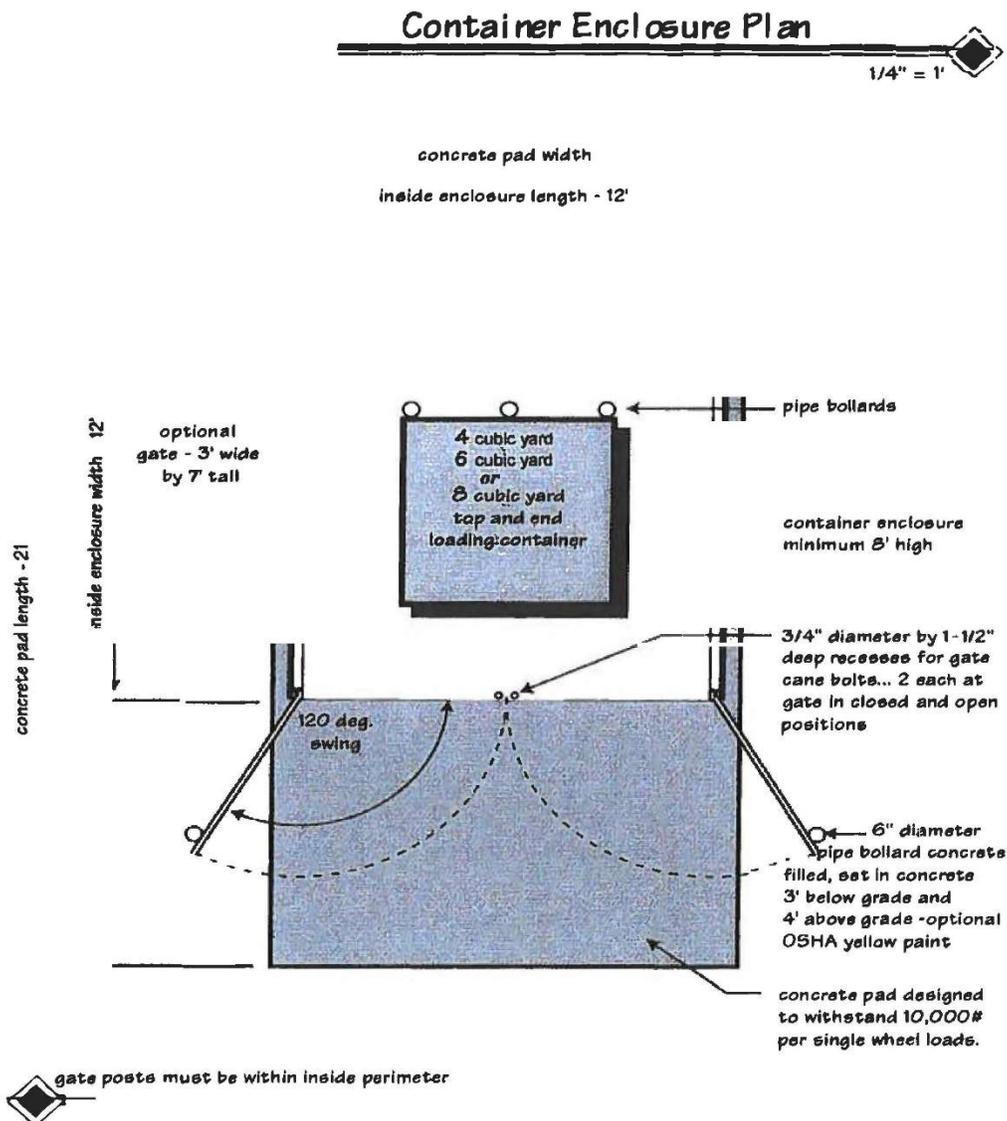
- a. Leasing office, Laundry Room, Mail Structure, Pool House, Community Gym, Community Activity Structure, Dog Park, Community Park/Playground, and Storage Facilities are considered secondary uses to the primary use.
  - i. May be located anywhere on the property but shall meet the building setback lines.
  - ii. Maximum height is twenty (20) feet.
  - iii. Pitched roof with a minimum 1:3 design.

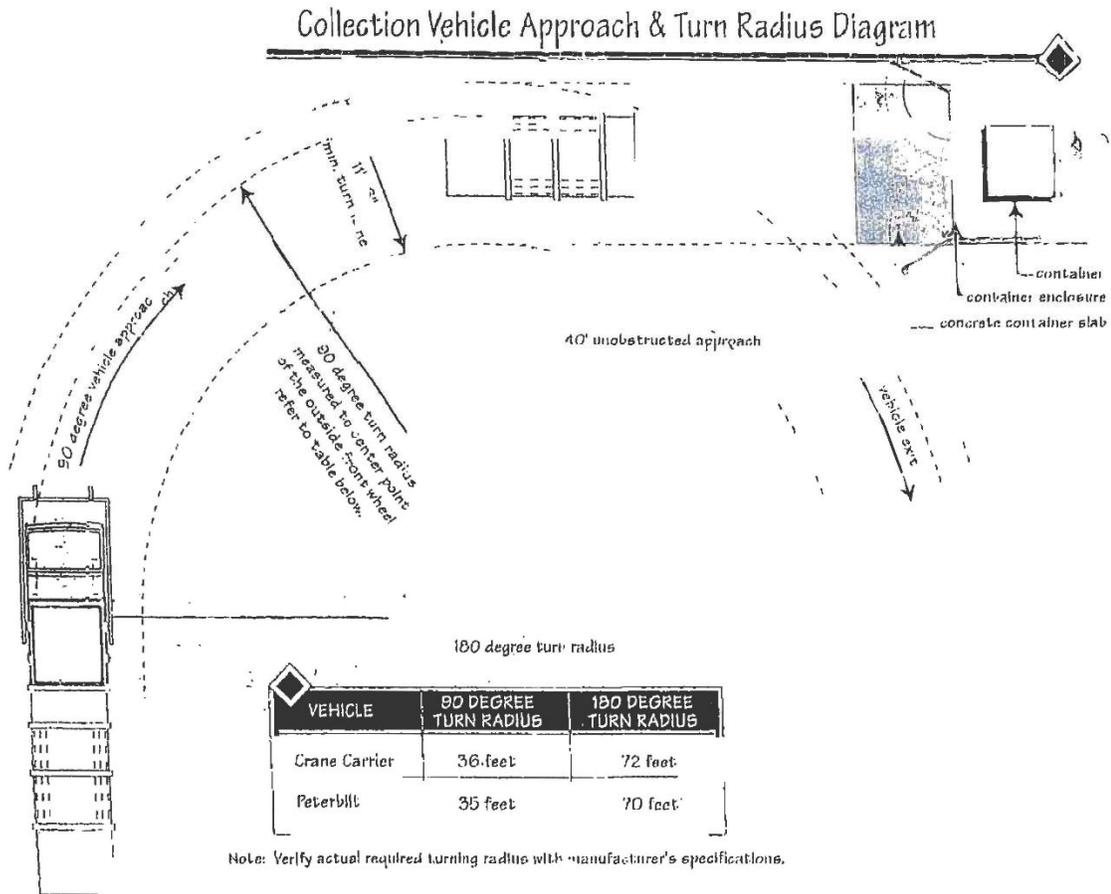
### 7-5.4 Development Regulations

- a. Height: No building or structure shall exceed four (4) stories, nor shall it exceed fifty (50) feet.
- b. Front Yard: There shall be a front yard of not less than twenty (20) feet.
- c. Interior Side Yard: There shall be a side yard of not less than twenty (20) feet.
- d. Street Side Yard: There shall be a side yard of not less than twenty (20) feet.
- e. Rear Yard: There shall be a rear yard of not less than twenty (20) feet.
- j. Lot Area: The minimum area of a lot shall be sixteen thousand (16,000) square feet.
- f. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet.
- g. Floor Area: The main residence shall contain a minimum of eight hundred (800) square feet of floor area.
- h. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic

(prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.

- A fence is required if adjacent to Residential Single-Family zoning separating the properties and creating buffer.
- i. Dumpster Enclosure: See the following Diagram.





#### 7-5.5 Special Requirements

- a. **Open / Outside Storage:** Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. **Temporary Dwellings:** No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-5.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

#### SEC. 7-6 Manufactured Home (R-MH)

### 7-6.1 Purpose

The purpose of the Manufactured Home District is to provide suitable locations for the placement and development of manufactured homes in a manner that promotes safe, affordable housing while protecting the public health, safety, and general welfare. This district is intended to ensure compatibility with surrounding land uses, encourage orderly development, and establish uniform standards for site design, infrastructure, utilities, and occupancy in compliance with applicable state and federal regulations. By designating specific areas for manufactured housing, the district supports efficient land-use planning, preserves neighborhood character, and provides regulatory clarity for property owners, residents, and the City.

### 7-6.2 Permitted Uses

- a. All uses listed in SEC. 7-5.
- b. Manufactured Home, one (1) dwelling per lot.

### 7-6.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located in the rear portion of the property and meet the building setback lines.
- b. Maximum height is twenty (20) feet.
- c. Pitched roof with a minimum 1:3 design.

### 7-6.4 Development Regulations

- a. Height: No building or structure shall exceed one (1) story, nor shall it exceed thirteen (13) feet from the ground to the tip of the roof.
- b. Front Yard: There shall be a front yard of not less than twenty (20) feet.
- c. Interior Side Yard: There shall be a side yard of not less than six (6) feet.
- d. Street Side Yard: There shall be a side yard of not less than ten (10) feet.
- e. Rear Yard: There shall be a rear yard of not less than ten (10) feet.
- f. Lot Area: The minimum area of a lot shall be six thousand (6,000) square feet.
- g. Lot Dimensions: Each lot shall have a minimum width of sixty (60) feet.
- h. Floor Area: There is no minimum floor area.
- i. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - Any fence located in the front yard and/or side yard facing a street shall have a maximum height of four (4) feet.

- Sec. 54-102. Certain fences prohibited.

#### 7-6.5 Standards

- a. Any manufactured home must be installed on a permanent foundation in accordance with the Department of Housing and Community Affairs (TDCA) rules.
- b. Running gear, tongues, axles, and wheels shall be removed from all manufactured homes at the time of installation.
- c. The roof of a manufactured home placed in the city must be predominantly double-pitched and have a minimum rise of three (3) inches for every twelve (12) inches of vertical run (3:12) roof pitch. The roof must be covered with material that is commonly used on site-built single-family dwellings within the city, including but not limited to asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass, or corrugated metal. The roof shall have a minimum eave projection and roof overhang of eight (8) inches.
- d. Exterior siding shall be of a material that is commonly used on site-built single-family dwellings with the city that does not have a high gloss finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco, or similar material, but excludes smooth, ribbed, or corrugated metal or plastic panels.
- e. The perimeter of the crawlspace beneath a manufactured home placed within the city limits shall be skirted, with openings only for crawlspace ventilation, access, and equipment operation. Skirting shall be constructed of brick, masonry, concrete, stucco, or the same material as the siding of the unit.

#### 7-6.6 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-6.7 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

### SEC. 7-7 Commercial Business Light (Neighborhood) (NBC)

#### 7-7.1 Purpose

Commercial Business Light is to allow business, and service uses that have low impact on surrounding areas and serve local or neighborhood needs. It acts as a buffer between residential zones and heavier commercial areas. This limits noise, traffic, emissions, odor, and heavy truck activity.

#### 7-7.2 Permitted Uses

- a. All uses listed in SEC. 7-6.
- b. Beauty Parlor / Barbor Shop
- c. Nail Salon / Tanning Salon
- d. Dry Cleaning / Tailor / Seamstress
- e. Offices (i.e., doctor, dentist, lawyer, accountant, etc.)
- f. Radio/Computer Repair Shop
- g. Boutique
- h. Small Retail (less than 4,000 sq. ft.)
- i. Studio (i.e., music, art, photography, etc.)
- j. Bakery, Café, Bodega (less than 1,000 sq. ft. and no drive thru)
- k. Food Truck
- l. Animal Grooming
- m. Golf Course (Public / Private)
- n. Nursery Yards / Landscaping Yards
- o. Day Care
- p. Lodge / Sorority / Fraternity
- q. Bed and Breakfast
- r. Mail Services
- s. Other similar uses as approved by City Council.

#### 7-7.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located in the rear portion of the property and meet the building setback lines.
- b. Maximum height is twenty (20) feet.
- c. Pitched roof with a minimum 1:3 design.

#### 7-7.4 Development Regulations

- a. Height: No building or structure shall exceed two (2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than ten (10) feet.
- c. Interior Side Yard: There shall be a side yard of not less than six (6) feet when adjoining residential and three (3) feet when adjoining non-residential.
- d. Street Side Yard: There shall be a side yard of not less than ten (10) feet.

- e. **Rear Yard:** There shall be a rear yard of not less than twenty (20) feet.
- a. **Lot Area:** There is no minimum square footage required.
- b. **Lot Dimensions:** There is no minimum width.
- c. **Floor Area:** Minimum floor area depends on the use as listed in Sec. 7-8.2 Permitted Uses.
- j. **Fence:** Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - No front yard fencing.
  - A fence is required if adjacent to all Residential, Townhome, Multi-Family, Manufactured Home zoning separating the properties and creating a buffer.
- k. **Dumpster Enclosure;** See 7-5.4 (i).

#### 7-7.5 Special Requirements

- a. **Open / Outside Storage:** Open storage is prohibited. Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. **Temporary Dwellings:** No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-7.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

### SEC. 7-8 Commercial Business Medium (BC)

#### 7-8.1 Purpose

The purpose of the Medium Business Commercial District is to provide areas for a range of moderate-intensity commercial uses that serve the daily needs of the community while maintaining compatibility with adjacent residential and commercial areas. This district is intended to accommodate offices, retail establishments, personal and professional services, restaurants, and similar uses that generate moderate traffic and activity levels. Development standards within the district are designed to promote orderly growth, ensure safe access and circulation, minimize adverse impacts such as noise and congestion, and support attractive, functional commercial development that contributes to the City's economic vitality and overall land-use plan.

#### 7-8.2 Permitted Uses

- a. All uses listed in SEC. 7-7.
- b. Automobile Services / Repair / Sales / Tire Shop (No paint shop)
- c. Boat Services / Repair / Sales
- d. Hotel/Motel/Tourist Court (Roadside Inn)
- e. Moving Picture House or Theater / Auditorium
- f. Large Retail
- g. Grocery Store
- h. Car Wash
- i. Restaurant / Fast Food / Independent Ice Machines
- j. Dance Hall / Lodge Hall
- k. Tavern / Club / Bar
- l. Mortuaries / Funeral Home
- m. Self-Serve Laundry Facilities
- n. Convenience Store
- o. Gas / Service Station
- p. Vape / E-Cigarette / Hemp Shop
- q. Veterinary Clinic / Hospital /Animal Boarding / Kennel
- r. Clinic
- s. Bank / Financial Services / Bail Bond
- t. Parking Lot / Parking Garage
- u. Personal Physical Fitness Gym
- v. Brewery
- w. Driving School
- x. Donation Center / Food Bank
- y. Pawn Shop
- z. Utility Company
- aa. Other similar uses as approved by City Council.

#### 7-8.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Shall be located in the rear portion of the property and meet the building setback lines.
- b. Maximum height is twenty (20) feet.
- c. Pitched roof with a minimum 1:3 design.

#### 7-8.4 Development Regulations

- a. Height: No building or structure shall exceed six (6) stories, nor shall it exceed eighty-four (84) feet.
- b. Front Yard: There shall be a front yard of not less than ten (10) feet.

- c. **Interior Side Yard:** There shall be a side yard of not less than six (6) feet when adjoining residential and three (3) feet when adjoining non-residential.
- d. **Street Side Yard:** There shall be a side yard of not less than ten (10) feet.
- e. **Rear Yard:** There shall be a rear yard of not less than twenty (20) feet.
- d. **Lot Area:** There is no minimum square footage required.
- e. **Lot Dimensions:** There is no minimum width.
- f. **Floor Area:** No minimum floor area.
- l. **Fence:** Maximum height is ten (10) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - No front yard fencing.
  - A fence is required if adjacent to all Residential, Townhome, Multi-Family, Manufactured Home zoning separating the properties and creating a buffer.
- m. **Dumpster Enclosure;** See 7-5.4 (i).

#### 7-8.5 Special Requirements

- a. **Open / Outside Storage:** Open storage is prohibited. Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. **Temporary Dwellings:** No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-8.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

#### SEC. 7-9 Manufactured Home Park (MHP)

##### 7-9.1 Purpose

The purpose of the Manufactured Home Park District is to provide appropriate locations for the orderly development and operation of manufactured home parks while protecting the public health, safety, and general welfare. This district is intended to accommodate long-term and short-term residential and recreational lodging needs in areas served by adequate infrastructure and public services, ensure compatibility with surrounding land uses, and establish uniform standards for site design, density, utilities, access, and amenities. By regulating these uses within a designated zoning district, the City promotes affordable housing and tourism opportunities, minimizes land-use conflicts, preserves community character, and provides clear regulatory guidance for property owners, operators, and residents.

### 7-9.2 Permitted Uses

- a. All uses listed in SEC. 7-8.
- b. Manufactured Home, one (1) dwelling per lot.

### 7-9.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. Leasing office, Mail Structure, Pool House, Community Gym, Community Activity Structure, Dog Park, and Community Park/Playground are considered secondary uses to the primary use.
- b. Shall be located in the rear portion of the property and meet the building setback lines.
- c. Maximum height is twenty (20) feet.
- d. Pitched roof with a minimum 1:3 design.

### 7-9.4 Development Regulations

- a. Subdivision may be created for the purpose of subdividing land into residential lots to be sold for the use of Manufactured Homes. Such subdivision shall be of a size of not less than four (4) acres. Subdivision regulations can be found in Chapter 48 of the Gatesville Code of Ordinances.
- b. Height: No building or structure shall exceed one (1) story, nor shall it exceed thirteen (13) feet from ground to tip of roof.
- c. Front Yard: There shall be a front yard of not less than twenty (20) feet.
- d. Interior Side Yard: There shall be a side yard of not less than six (6) feet.
- e. Street Side Yard: There shall be a side yard of not less than ten (10) feet.
- f. Rear Yard: There shall be a rear yard of not less than ten (10) feet.
- g. Lot Area: The minimum area of a lot shall be five thousand (5,000) square feet.
- h. Lot Dimensions: Each lot shall have a minimum width of fifty (50) feet.
- i. Floor Area: There is no minimum floor area.
- j. Fence: Maximum height is eight (8) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - Any fence located in the front yard and/or side yard facing a street shall have a maximum height of four (4) feet.
  - Sec. 54-102. Certain fences prohibited.
  - A fence is required if adjacent to Residential Single-Family and Residential 2-4 Family zoning separating the properties and creating buffer.

- k. Individual space numbering system required and shall be in a conspicuous location, visible from the internal circulation road which abuts the front yard of the manufactured home space.

#### 7-9.5 Standards

- a. Any manufactured home must be installed on a permanent foundation in accordance with the Department of Housing and Community Affairs (TDCA) rules.
- b. Running gear, tongues, axles, and wheels shall be removed from all manufactured homes at the time of installation.
- c. The roof of a manufactured home placed in the city must be predominantly double-pitched and have a minimum rise of three (3) inches for every twelve (12) inches of vertical run (3:12) roof pitch. The roof must be covered with material that is commonly used on site-built single-family dwellings within the city, including but not limited to asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass, or corrugated metal. The roof shall have a minimum eave projection and roof overhang of eight (8) inches.
- d. Exterior siding shall be of a material that is commonly used on site-built single-family dwellings with the city that does not have a high gloss finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco, or similar material, but excludes smooth, ribbed, or corrugated metal or plastic panels.
- e. The perimeter of the crawlspace beneath a manufactured home placed within the city limits shall be skirted, with openings only for crawlspace ventilation, access, and equipment operation. Skirting shall be constructed of brick, masonry, concrete, stucco, or the same material as the siding of the unit.

#### 7-9.6 License

It shall be unlawful for any person to maintain or operate a manufactured home park or within the limits of the city, unless such person shall first obtain a license as issued by the building official of the city. Such license shall be valid for a period not to exceed one (1) year and is subject to renewal upon expiration.

- a. The annual license fee for each manufactured home park shall be as set out in Chapter 18 Fee Schedule for each manufactured home space provided with a minimum charge.
- b. The fee for transfer of a license shall be as set out in Chapter 18 Fee Schedule.
- c. Register of occupants. It shall be the duty of each licensee to maintain a register containing a record of manufactured homeowners/occupants located within the manufactured home parks. The park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The

register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

#### 7-9.7 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

#### 7-9.8 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

### SEC. 7-10 Recreational Vehicle Park (RVP)

#### 7-10.1 Purpose

The purpose of the Recreational Vehicle Park District is to provide appropriate locations for the orderly development and operation of recreational vehicle parks while protecting public health, safety, and general welfare. This district is intended to accommodate long-term and short-term residential and recreational lodging needs in areas served by adequate infrastructure and public services, ensure compatibility with surrounding land uses, and establish uniform standards for site design, density, utilities, access, and amenities. By regulating these uses within a designated zoning district, the City promotes affordable housing and tourism opportunities, minimizes land-use conflicts, preserves community character, and provides clear regulatory guidance for property owners, operators, and residents.

#### 7-10.2 Permitted Uses

- c. All uses listed in SEC. 7-9.
- d. Recreational Vehicle, one (1) per lot.

#### 7-10.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- e. Leasing office, Laundry Room, Sanitation Facility, Mail Structure, Pool House, Community Gym, Community Activity Structure, Dog Park, and Community Park/Playground are considered secondary uses to the primary use.

- f. Shall be located in the rear portion of the property and meet the building setback lines.
- g. Maximum height is twenty (20) feet.
- h. Pitched roof with a minimum 1:3 design.

#### 7-10.4 Development Standards

- g. Subdivision may be created for the purpose of subdividing land into residential lots to be sold for the use of Recreational Vehicles. Such subdivision shall be of a size of not less than four (4) acres with a maximum of twenty (20) units per acre. Subdivision regulations can be found in Chapter 48 of the Gatesville Code of Ordinances.
- h. Height: No building or structure shall exceed one (1) story, nor shall it exceed fourteen (14) feet from ground to tip of roof.
- i. Lot Area: The minimum area of a lot shall be five thousand (3,000) square feet.
- j. Lot Dimensions: Each lot shall have a minimum width of fifty (50) feet.
- k. Individual space numbering system required and shall be in a conspicuous location, visible from the internal circulation road which abuts the front yard of the manufactured home space.
- l. Utility hookups shall be located such that a ten (10) foot clearance shall be maintained between recreational vehicles when parked.
- m. Each recreational vehicle space provided with electrical service shall be so served through an underground distribution system. The park office and/or service buildings may receive electrical service as provided through overhead facilities.
- n. Each recreational vehicle park shall provide, at minimum, one (1) sanitary disposal site (dump station) which discharge into the city sewage system.
- o. Service Buildings minimum:
  - One (1) flush toilet for women.
  - One (1) flush toilet for men.
  - One (1) lavatory for each sex.
  - One (1) shower and dressing accommodations for each sex, provided in an individual compartment or stall.
  - One (1) washing machine.
  - One (1) slop sink, not less than fourteen (14) inches square and fourteen (14) inches deep.
  - Permanent structures which comply with all applicable laws and ordinances.
  - Shall be located no closer than fifteen (15) feet nor farther than two hundred (200) feet from any recreational vehicle space within the park.

The aforementioned amenities shall accommodate not more than twelve (12) recreational vehicle spaces. For each ten (10) recreational vehicle spaces, one (1) flush toilet, one (1) shower with individual compartments/stall, with one (1) lavatory shall be provided for each six (6), with laundry and slop sink facilities.

- j. Dumpster Enclosure; See 7-5.4 (i).
  - a. A fence is required if adjacent to Residential Single-Family and Residential 2-4 Family zoning separating the properties and creating buffer.

#### 7-10.5 Standards

- a. Shall be registered according to the Texas Department of Motor Vehicles (DMV):
  1. Proof of Ownership
  2. Evidence of Insurance
  3. Registration sticker shall be affixed and visible on the right side of the front window.
  4. License plates shall be current and registered according to the DMV.

#### 7-10.6 License

It shall be unlawful for any person to maintain or operate a recreational vehicle park within the limits of the city, unless such person shall first obtain a license as issued by the building official of the city. Such license shall be valid for a period not to exceed one (1) year and is subject to renewal upon expiration.

- a. The annual license fee for each manufactured home park shall be as set out in Chapter 18 Fee Schedule for each manufactured home space provided with a minimum charge.
- b. The fee for transfer of a license shall be as set out in Chapter 18 Fee Schedule.
- c. Register of occupants. It shall be the duty of each licensee to maintain a register containing a record of recreational vehicle owners/occupants located within the recreational vehicle parks. The park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

#### 7-10.7 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.

#### 7-10.8 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

## SEC. 7-11 Industrial /Commercial Business (BI)

### 7-11.1 Purpose

The purpose of the Industrial / Commercial Business District is to provide suitable areas for industrial and intensive commercial uses that support the City's economic development while protecting the public health, safety, and general welfare. This district is intended to accommodate manufacturing, warehousing, distribution, processing, and related commercial activities that may involve higher levels of traffic, noise, or operational impacts. By locating these uses in designated areas with appropriate infrastructure, access, and performance standards, the district promotes efficient land use, minimizes conflicts with residential and lower-intensity commercial areas, supports employment opportunities, and ensures orderly, sustainable industrial growth consistent with the City's long-range planning objectives.

### 7-11.2 Permitted Uses

- a. All uses listed in SEC. 7-10.
- b. Data Center
- c. Arena / Stadium / Event Venue (Private)
- d. Indoor or Outdoor Family Entertainment (i.e., miniature golf, bowling alley, skating rink)
- e. Drive-In Theater
- f. Storage Facilities / Warehouses / Storage Building Sales
- g. Transportation Stations
- h. Travel Center / Truck Stop
- i. Manufacturing / Processing Facilities
- j. Junk Yards / Automobile Wrecking Yards
- k. Refinery
- l. Slaughter Yard
- m. Stockyard
- n. Sexually Oriented Business (See Chapter 32, Article VII)
- o. Laboratory Facilities
- p. Concrete Batch Plant / Rock Quarry (Specific Use Permit Required)
- q. Racetrack (Specific Use Permit Required)
- r. Nursing Home / Assisted Living
- s. Hospital
- t. Prison
- u. Private School / Higher Education / University (Planned Development Required)

- v. Paint Shop
- w. Zoo (Planned Unit Development Required)
- x. Gun Range
- y. Liquor Store
- z. Game Rooms [i.e., Sweepstakes machines, gaming machines, computer games), (Chapter 32, Article IX)]
- aa. Pool Hall
- bb. Other similar uses as approved by City Council.

#### 7-11.3 Accessory Uses

Any use as established in the definition under Sec. 4.2.

- a. All additional structures are considered a secondary use to the main building.
- b. Can be located on any portion of the property but shall meet the building setback lines.
- c. Maximum height is twenty (20) feet.
- d. Pitched roof with a minimum 1:3 design.

#### 7-11.4 Development Regulations

- a. Height: No building or structure shall exceed six (6) stories, nor shall it exceed eighty-four (84) feet.
- b. Front Yard: There shall be a front yard of not less than ten (10) feet.
- c. Interior Side Yard: There shall be a side yard of not less than ten (10) feet when adjoining residential and three (3) feet when adjoining non-residential.
- d. Street Side Yard: There shall be a side yard of not less than twenty (20) feet.
- e. Rear Yard: There shall be a rear yard of not less than twenty (20) feet.
- f. Lot Area: There is no minimum square footage required.
- g. Lot Dimensions: There is no minimum width.
- h. Floor Area: No minimum floor area.
- i. Fence: Maximum height is ten (10) feet. Any fence constructed, erected or built in the city limits must be constructed of masonry, concrete, wood (except plywood), plastic (prefabricated), vinyl, wrought iron or chain link materials. No fence shall be constructed of corrugated metal, corrugated tin, corrugated fiberglass, fiberglass or metal panels, cattle panels, chicken wire or welded wire mesh of any sort.
  - No front yard fencing.
  - A fence is required if adjacent to all Residential, Townhome, Multi-Family, Manufactured Home zoning separating the properties and creating a buffer.
- j. Dumpster Enclosure; See 7-5.4 (i).

#### 7-11.5 Special Requirements

- a. Open / Outside Storage: Open storage is prohibited. Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.
- b. Temporary Dwellings: No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or motor homes.

### 7-11.6 Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

## SEC. 7-12 Planned Unit Development (PUD)

### 7-12.1 Purpose

The purpose of the Planned Unit Development (PUD) District is to provide a flexible zoning framework that encourages innovative, high-quality development while ensuring consistency with the City's comprehensive plan and overall land-use objectives. This district is intended to allow a coordinated mix of land uses, site design, and development standards that may vary from conventional zoning requirements in order to promote efficient land use, preservation of natural features, creative design, and compatibility with surrounding development. Through a unified development plan and negotiated standards, the PUD district supports orderly growth, enhances community character, and ensures that public services, infrastructure, and amenities are adequately provided and integrated into the development.

### 7-12.2 Permitted Uses

The PUD District, when approved as a suffix to a particular zoning district, will allow the development of any combination of uses which are permitted in that district. The PUD District may also be approved by a specific use or uses, or a class of generic uses. A PUD District may have certain variances approved for the overall PUD with the exception of life safety requirements.

### 7-12.3 Development Regulations

Property may be classified under the PUD District zone either in combination with another zoning district and so designated by the letters PUD affixed to the code letters of the base district, or as a single zoning district. When the PUD designation is affixed to another base district, development may proceed in accordance with the provisions of this section.

When property carries on the PUD designation it shall be considered to be classified in a "holding zone" pending:

- a. Presentation by landowner of specific development proposals consistent with the adopted City Plan
- b. Determination of public action on facilities and services needed to serve the proposed development. Under this circumstance no development may proceed until an

- accompanying base district classification is established by map amendment to this ordinance.
- c. When the PD designation in combination with any Working Area Zone (s) has gross area of at least ten (10) acres the Development Controls of the Working Area Zone (s) shall apply. In addition, special attention shall be given to the external effects of the proposed development on properties generally located in the surrounding area.
  - d. When the PD designation in combination with any Living Area Zone(s) has a gross area of at least twenty (20) acres, the Development Controls of the Living Area Zone(s) shall apply only to the total site and to individual blocks within the site; provided that, in lieu of the Bulk Control Standards, the Intensity Factor of the district as shown above shall apply to each district.
  - e. A site plan approved by the City Council shall be a prerequisite to issuance of building permits and certificates of occupancy for any property in the district other than those which are entitled to same by reason of other provisions of this ordinance.
  - f. The site plan shall show all pertinent information necessary to accompany an application for building permit and such other information pertinent to the site and surrounding area as the Commission may require under its Rules of Procedure, including a schedule of proposed improvements both on-site and off-site.
  - g. A request for site plan approval shall follow the same review and hearing procedure as a proposal for zoning district change. A site plan approval request may be heard concurrent with or subsequent to a zoning change request, but not before.
  - h. The Commission may recommend and the Council may require such modification of a site plan as will permit the proposed project to be in harmony with the existing and anticipated development of surrounding areas.
  - i. All site plans approved hereunder may be amended pursuant to the same procedure and subject to the same limitations and requirements by which such plans were originally approved.
  - j. Every application for approval of a site plan under the terms of this district shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the developer, how the development will relate to public services and facilities, and what protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property. The site plan shall show at least the following items of information.
    1. The land area including within the site, the land area of all abutting sites and the zoning classification thereof, all public and private rights of way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned;
    2. The proposed finished grade of the site, shown to contour intervals of not to exceed two feet;
    3. A description of the proposed site and the boundaries thereof;
    4. The location of each existing and each proposed structure on the site, the use or uses to be contained therein, the number of stories, gross floor area, and the location of entrances and exits to buildings;
    5. The location of all outside facilities for waste disposal;
    6. The location and width of all curb cuts and driving lanes;

7. The dimensions and capacities of parking areas and loading areas, and the character and location of illumination facilities for same;
8. All pedestrian walks, malls and open areas for use by tenants or the public;
9. The location and height of all walls, fences and screen planting;
10. The location, size, heights and orientation of all signs other than signs flat on building facades;
11. The types of surfacing, such as paving, turfing or gravel, to be used at the various locations;
12. The location of fire hydrants.

### SEC. 7-13 Overlay Districts (OD)

#### 7-13.1 Purpose

The purpose of an overlay district applied to commercial zoning is to impose additional or modified development standards that address specific community needs, site conditions, or planning objectives without changing the underlying commercial zoning classification. An overlay district allows the City to protect public health, safety, and welfare; enhance community character; and guide development in targeted areas by regulating elements such as design, access, signage, environmental protection, historic preservation, or land-use compatibility. By layering these supplemental requirements over existing commercial zoning, the overlay district provides flexibility, preserves established commercial uses, and ensures that development aligns with adopted plans, infrastructure capacity, and long-term community goals.

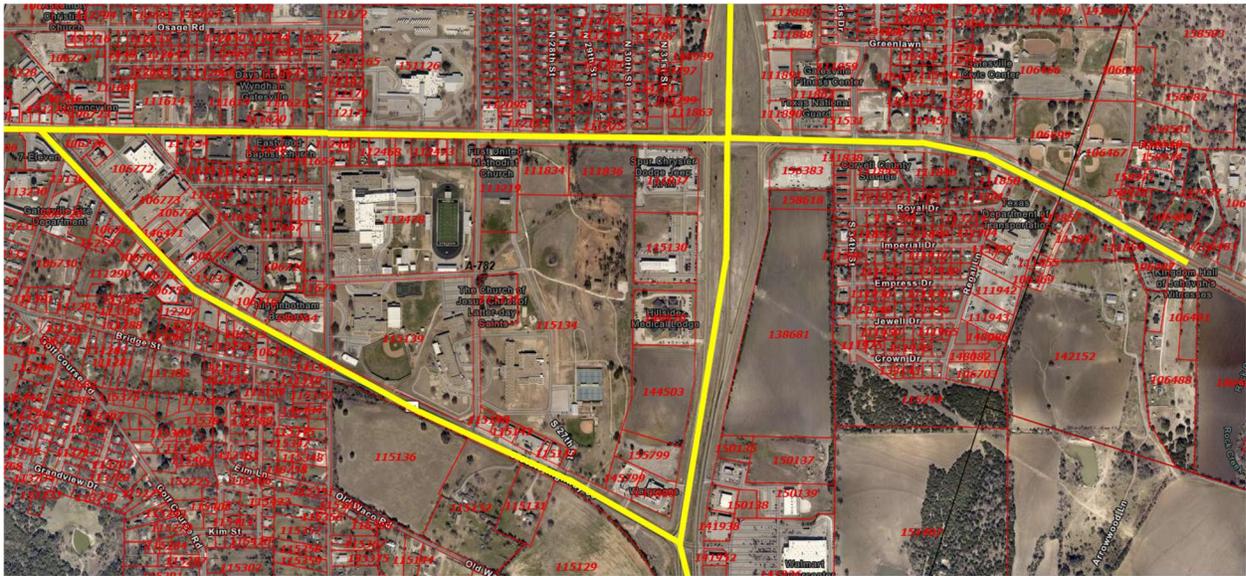
#### 7-13.2 Area

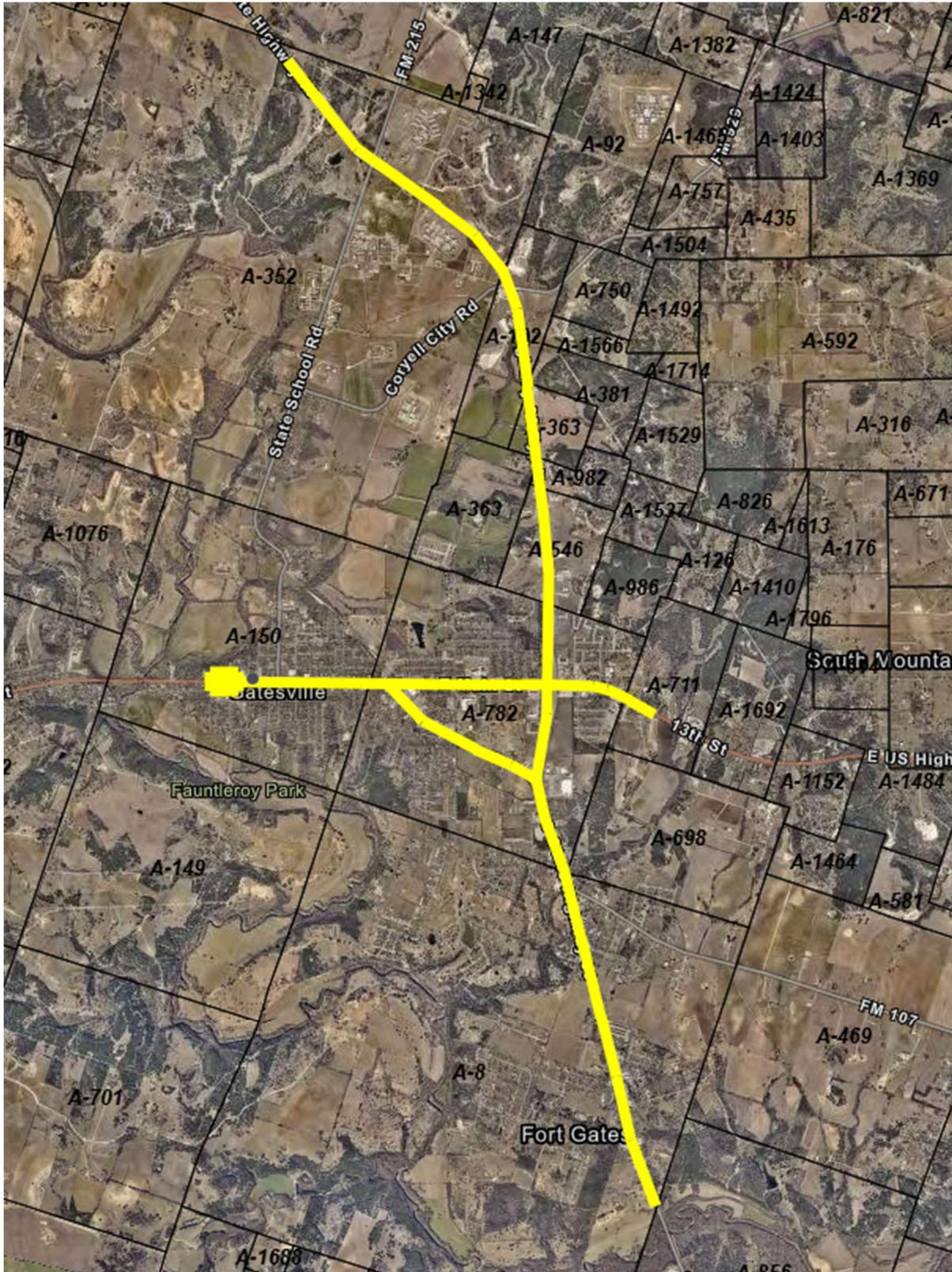
- a. Highway 36 Bypass N heading west on E US Highway 84 (E Main Street) to N 5<sup>th</sup> Street.
- b. Highway 36 Bypass N heading east on E US Highway 84 to the city limits.
- c. E Main Street heading southeast on S State Highway 36.
- d. E US Highway 84 heading south on Highway 36 Bypass N and continuing along S State Highway 36 to the city limits.
- e. E US Highway 84 heading north on Highway 36 Bypass N to the city limits.
- f. Saunders Street heading south on N 5<sup>th</sup> Street to E Leon Street, heading east on E Leon Street to S 8<sup>th</sup> Street, heading north on S 8<sup>th</sup> Street to Saunders Street, and heading west on Saunders Street to N 5<sup>th</sup> Street.

#### 7-13.3 Development Regulations

- a. Limit residential use. In the event that residential use ceases, the property shall be restricted to commercial use only.
- b. Exception for residential use:
  - i. Allow for mixed use with residential above the second story or above and only a minimum of 60% of the gross floor area is devoted to non-residential uses. Separate means of egress required for each use.

- ii. Multi-Family (7-13.2 (b) (d) (e))
- iii. Subdivision with an entrance (7-13.2 (b) (d) (e))
- c. Boarder landscaping in the area along E Main Street between N 5<sup>th</sup> Street and N 8<sup>th</sup> Street to create a buffer between the street and the business and allow for walkability along E Main Street. This also helps to absorb excess water run off and allows for ornamental lights along the sidewalks.
- d. Area 7-13.2 (f): Maintain historic façade, look and integrity.





# City Manager Report to City Council

**February 24, 2026**

## WELCOME

This document is intended as an overall look at City of Gatesville operations from the City Manager's perspective. It is intended to concisely summarize the operations of each department within the city government and provide updates on current and future projects being undertaken by your city government. Its intended audience includes the City Council as well as all community members and stakeholders in Gatesville.

Please call me at 254.220.4628, or email me at [bhunt@gatesvilletx.com](mailto:bhunt@gatesvilletx.com), if you have any questions about any of the information provided herein. Thank you,

Bradford Hunt  
City Manager



1

## Table of Contents

- City Manager Update
  - City-Wide Staffing Report
  - Current Projects
  - Development
- Department Updates
  - Public Works
  - Police Department
  - Fire Department
  - Parks and Recreation
  - Administration
  - City Secretary, Permits & Code Compliance
- C.I.P. & Major Project Updates
- Upcoming Community Events
- Follow-Ups



2

## City Manager Update:

### City-Wide Staffing Report

Open Positions, total: 4 FTE, 0 PT, 25 Seasonal

- PD
  - 3 Officer (FTE)
- Parks
  - 1 Parks Maintenance (FTE)
  - 25 Lifeguards (Seasonal)

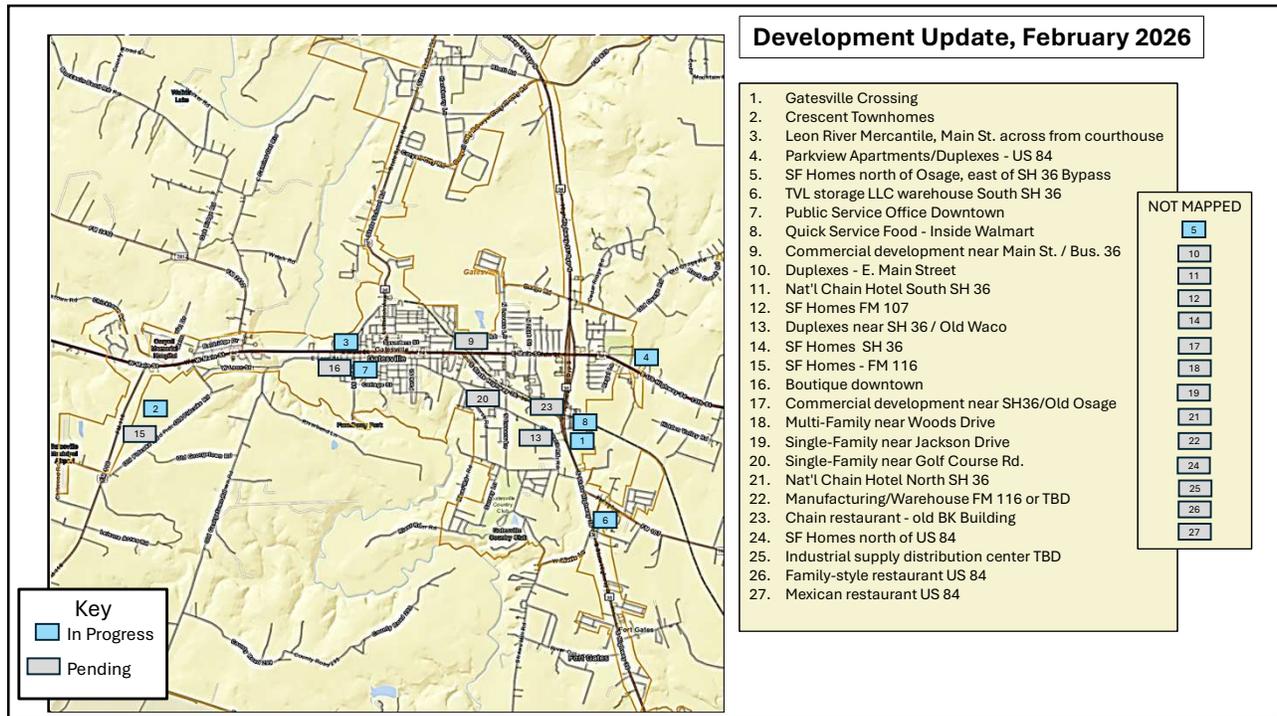
3

## City Manager Update:

### Current Projects

- Downtown Historic District – public meetings, grant application for revitalization, signage
- Airport Master Plan, land acquisition on south side
- PD building – funding application update
- Comprehensive Plan update – complete & will be published online soon
- FEMA final project planning in progress
- Water Rate – fee waiver period in effect through Feb.28, 2026
- Development inquiries / meetings / agreements
- Classification Study
- July 4, 2026 (America's 250<sup>th</sup>) planning
- Employee Handbook – full re-write is complete, implementation in progress
- Water & Wastewater Master Plans
- Budget pre-planning

4



5

## Department Update: Public Works Overview

PW Director: Chad Newman  
 Water Dist.: Taylor Donaldson  
 Streets: Gary Proctor  
 Water Production: Zeb Veazey  
 Wastewater: Bobby Buster  
 Fleet: Derek Lawrence

- **Projects**
  - Stillhouse WWTP Expansion
  - Hughes Unit Elevated Storage Sandblast and Recoat (see next slide)
  - HWY 36 Sewer main Rehab 10" to 12"
  - FNI mini-CIP planning
  - FEMA Projects
- **Current Activity**
  - Stillhouse Expansion
  - FEMA Projects
  - Gatesville Crossing Housing water main installation
  - Gatesville Crossing Housing sewer main installation
  - Storm Water Drainage
- **3-Month Look-Ahead**
  - Water Service Replacements
  - Stillhouse Effluent FEMA project
  - Drainage Cleaning
  - Water Use Survey due March 1st
- **Long-Term**
  - Water & Wastewater Master Plans

6



Hughes Elevated Storage Tank

7

## Department Update: Public Works

PW Director: Chad Newman  
 Water Dist.: Taylor Donaldson  
 Streets: Gary Proctor  
 Water Production: Zeb Veazey  
 Wastewater: Bobby Buster  
 Fleet: Derek Lawrence

- **Streets**
  - Open Hole Repairs- 4
  - Ditch Maintenance- 101 Old Pidcoke road
  - Street Sweeper- 20 miles
  - Replacing faded street signs.
  - Brush removal – 101 Old Pidcoke road
  - Mowed 6 city lots
  - Took down the Christmas lights, tunnel and signs at the ballpark and put them into storage.
  - Cleared ice from streets and parking lots around town.
- **Water Distribution / Sewer Collections**
  - Assisted Street Department with cleaning ice from roads and parking lots around town during the freeze.
  - Assisted Wastewater department on a force main leak at 107 & Hwy 36 intersection.
  - Assisted Wastewater department on a collapsed sewer main on memorial drive.
  - 10 water service leaks
  - 4 Water main leaks

8

## Department Update: Public Works

PW Director: Chad Newman  
 Water Dist.: Taylor Donaldson  
 Streets: Gary Proctor  
 Water Production: Zeb Veazey  
 Wastewater: Bobby Buster  
 Fleet: Derek Lawrence

- **Water Production**
  - Raw water pumped and treated : 137.247 MG
  - Average pumped & treated per day: 4.427 MG
  - TCEQ inspectors conducted a routine wasted water treatment inspection of the release water system at the treatment plant and no violation were found.
  - Lagoon #3 has been taken offline and drained to dry for a few weeks.
  - Clarifier # 3 was taken offline and drained, cleaned, disinfected and returned to service.
  - Clarifier #2 will be taken offline this month for drying and cleaning.
- **Wastewater Collections & Treatment**
  - Collections
    - 29 Sewer stop ups & 3 Force main leaks
    - Replace 22 feet of Sewer main at Memorial drive & Main street.
    - Replaced two service lines to the main
    - Inspected 45 manholes & cleaned EST 10,000 feet of sewer line
  - Leon WWTP
    - Cleaned the cl2 vault and repaired a water leak on the drum screen.
  - Stillhouse WWTP
    - Expansion was on track for Phase 1 completion February 2026, now behind schedule to est. timeframe of May 2026
    - Hauled 20 loads (200 cu. yards) of bio solids and land applied.

9

## Department Update: Police Department

Chief: Jeffrey Clark  
 Captain: Keith Mueller  
 Patrol LT: Sid Post  
 Dispatch Superv.: Jessica Stiles

Administrative Bureau					
Personnel Summary	Budgeted	*Actual	Lmt/FMLA		
Sworn Law Enforcement	19	17	0		
Non-Sworn	12	12	0		
<b>Total</b>	<b>31</b>	<b>29</b>	<b>0</b>		
Property & Evidence	January 2026	January 2025	2026 YTD	2025 YTD	YTD %
Items Disposed	38	65	38	65	-41.5%
Items Received	12	16	16	16	-25.0%
Total # of Items	2022	1950	2022	1950	+3.0%
Records Unit	January 2026	January 2025	2026 YTD	2025 YTD	YTD %
Open Records Requests	103	117	103	117	-11.9%
False Alarm Program		January 2026	January 2025		
Total number of alarms		23	14		
Total number of FALSE alarms		15	8		
Community Events Attended	January 2026	January 2025	2026 YTD	2025 YTD	YTD %
Community Events	1	0	1	0	+100%

10

**Department Update: Police Department**

Chief: Jeffrey Clark  
 Captain: Keith Mueller  
 Patrol LT: Sid Post  
 Dispatch Superv.: Jessica Stiles

<b>Patrol Bureau</b>					
<b>Use of Force Report</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Total # of Use of Force Incidents	0	0	0	0	0%
<b>Computer Aided Dispatch</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD % Changed</b>
Calls for Service	520	434	520	434	+19.8%
Self-initiated Activity	905	1543	905	1543	-41.3%
Total Events	1425	1977	1425	1977	-27.9%
<b>Activities</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Total Arrests (# of Offenders)	17	22	17	22	-22.7%
Misdemeanor	14	20	14	20	-30.0%
Felony	4	4	4	4	0%
Class C	2	7	2	7	-71.4%
Federal	0	0	0	0	0%
Total Offense Charges	20	31	20	31	-35.5%
<b>Department Traffic Enforcement</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Citation (Tickets)	89	102	89	102	-12.7%
Citation Charges	108	332	108	332	-67.5%
Citation Warnings	201	175	201	175	+14.9%
Traffic Stops (CAD data)	276	241	276	241	+14.5%
DWI Arrests	2	1	2	1	+50.0%
Accidents Reported by Officers (CRIS)	7	10	7	10	-30.0%
Accident Exchange Information	9	8	9	8	+12.5%
Fatality Accident	0	0	0	0	0%

11

**Department Update: Police Department**

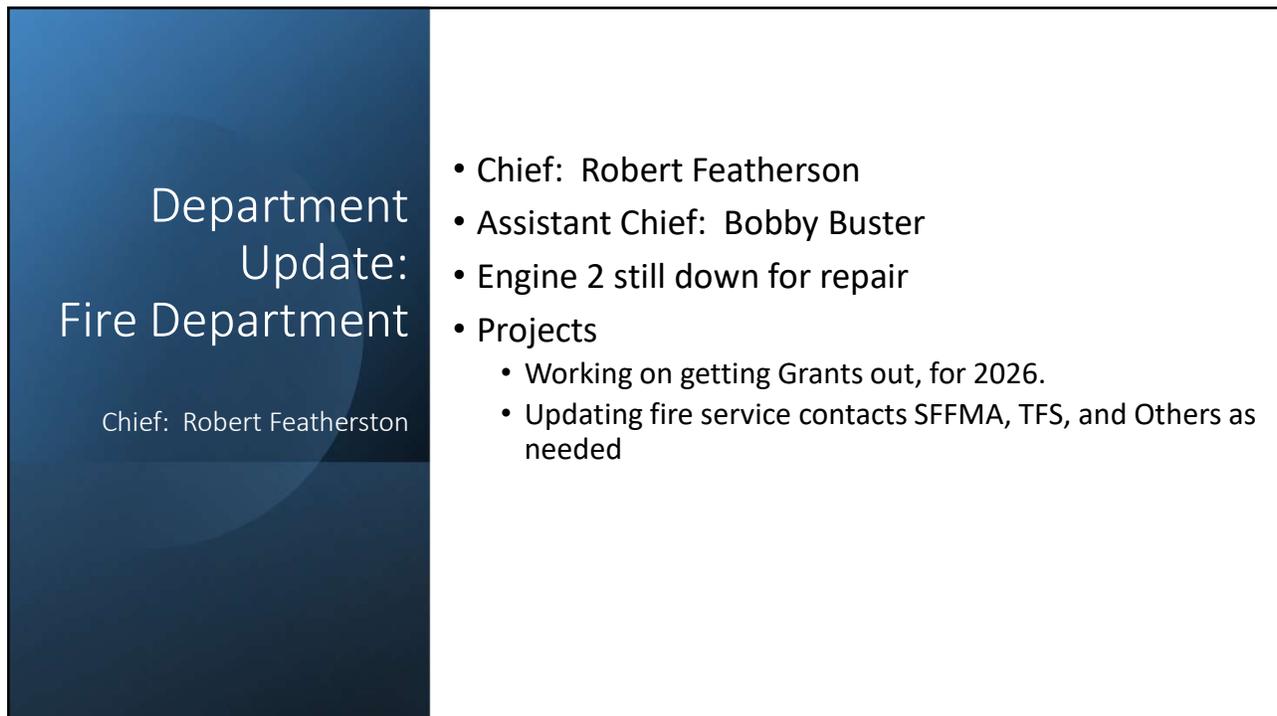
Chief: Jeffrey Clark  
 Captain: Keith Mueller  
 Patrol LT: Sid Post  
 Dispatch Superv.: Jessica Stiles

<b>Animal Services</b>					
<b>Administrative Activities</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Calls for Service	24	62	24	62	-61.3%
Warnings	1	2	1	2	-50.0%
Citations	6	2	6	2	+200%
Criminal Investigations	1	0	1	0	+100%
<b>Dogs</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Field Intake	11	17	11	17	-35.3%
Total Dogs Received	11	17	11	17	-35.3%
Reclaimed	5	8	5	8	-37.5%
Adopted	8	9	8	9	-11.1%
Transferred Out	2	0	2	0	+200%
Total Live Outcomes	15	16	15	16	-6.25%
Euthanized	0	1	0	1	-100%
Died in Shelter	0	0	0	0	0%
<b>Cats</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Field Intake	8	14	8	14	-42.9%
Total Cats Received	8	21	8	21	-69.9%
Reclaimed	0	0	0	0	0%
Adopted	2	8	2	8	-75.0%
TNR	8	7	8	7	+14.3%
Transferred Out	0	2	0	2	-200%
Total Live Outcomes	10	21	10	21	-52.4%
Euthanized	0	0	0	0	0%
Died in Shelter	0	0	0	0	0%
<b>Other (Wildlife/Livestock)</b>	<b>January 2026</b>	<b>January 2025</b>	<b>2026 YTD</b>	<b>2025 YTD</b>	<b>YTD %</b>
Intake	0	0	0	0	0%
Released to Owner (Livestock)	0	0	0	0	0%
Released (Wildlife)	0	1	0	1	-100%
Euthanized	0	1	0	1	-100%

12



13



14

## Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):  
Marte Bailey

Fitness Center Director: Patrice Gilbert

Maintenance Supervisor: Levi Cole

**Ongoing Projects:**

- FEMA Damaged Park Sites (Faunt Le Roy, Raby, Brown)
- Fitness Center Repairs
- Parks Master Plan
- TPWD Grant (awarded January 22<sup>nd</sup>)

**Upcoming Events:**

- KGB Spring Clean (Meet at the Library- 8:30am-12pm on March 21)
- Day of the Child (Freedom Park- 10am-2pm on May 2)
- Centex Sustainability Partnership Watershed Cleanup (Brown Park- May 16)

**Athletics:**

- Youth Soccer Registration- 393 (season starts February 19)
- Youth Baseball/Softball Registration- January 12 - February 20 (season starts April 13)
- Spring 2026 Tournaments (February 7-8, February 21-22, March 7-8, March 14-15, March 21-22, March 28-29, April 11-12, April 18-19, April 25-26, May 9-10, May 16-17, June 6-7)
- Applications have been submitted for the Texas Teen-Age District and State Tournaments

15

## Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):  
Marte Bailey

Fitness Center Director: Patrice Gilbert

Maintenance Supervisor: Levi Cole

**Fitness Center:**

- Projects:
  - Received Year 4 Weight Equipment on January 28
  - Racquetball Courts Resurfaced on January 31
  - Pool Room Closure for Insulation Removal and Installation
- Membership:
  - 923 Memberships
  - 3,902 Member visits
  - 247 Day Passes Sold
- Group Exercise:
  - 81 Group Exercise Classes
  - 649 Class Participants
- Sales (Total \$21,400/59)
  - Memberships, Passes, Etc.- \$18,043.00
  - Retail- \$1,294.09
  - Insurance Reimbursement- \$2,063.50

**North Ft. Hood Recreation Center:**

- Total Visits- January 1-31 (3,081)
- January Events
  - Trivia Nights (8, 15, 22), Karaoke Nights (2, 9, 16, 23, 30), Ping Pong & Pool (10, 17)
  - January 21- Grand Opening Photo Op with Col. McClellan and NFH Leaders)

16

## Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):  
Marte Bailey

Fitness Center Director: Patrice Gilbert

Maintenance Supervisor: Levi Cole

**Aquatics:**

- Lifeguard Job Applications- January 1 - April 25
- Polar Plunge- February 2
- Splash Pad Opens- May 1
- City Pool Opens- May 23
  - swim lessons/private party bookings open May 1

**Maintenance:**

- Mowing of City parks and facilities
- Faunt Le Roy Park – awaiting FEMA fund approval to repair culvert, reopen lower portion to allow vehicle access to parking lot

**Upcoming Events:**

- Christmas At The Ballpark (December 1-30)
- December 13 (Breakfast with Santa- 5:30pm) (Live Music- Anna Grace 6pm-8pm)
- December 20 (Storytime With Santa- 5:30pm) (Live Music- Brennan Mata 6pm-8pm)
- Toy Drive Tournaments (December 6-7 & December 14)

17

## Department Update: Administration

Deputy City Manager / CFO:  
Mike Halsema

HR Director: Lori McLaughlin

Library Director: Shea Harp

**Finance**

- FY 26 budget preparations
- Improved internet services for most City buildings
- Audit preparation

**Airport**

- RAMP grant – new grant submission in progress
- Master Plan – 100% grant in progress

**Court, Water, Cemeteries**

- Processing utility billing payments with waived fees through Feb. 28

**Human Resources**

- Comp & classification study – finalizing position titles
- Working on training & rollout of new handbook

**Library**

- Tocker grant – next furniture shipment in 4-6 weeks
- Homebound program – 25+ participants

18

## Development Services & CSO Planning, Building, Code Enforcement

City Secretary  
Holly Owens  
Building Official  
Miguel Gamez  
Building Maintenance  
Ronald Hornung  
Permit Technician  
Nicole Clark  
Code Enforcement  
Anna True  
Lee Walters

January 2026

**Permits & Inspections: Permits - \$13,069,022.44 (value)**

**Permits (Review/Issued)** (48 permits issued) \$45,496.24  
**Parkview Civil (FNI) completed and Structural (BV) completed**  
 Gatesville Crossing 26 units  
 TVL Storage LLC  
 Crescent Townhomes 44 units  
 2 Commercial Remodels  
 4 Residential Remodels  
 Miscellaneous

**Inspections** (123 inspections performed)  
**New SF Homes/Townhomes/Multi-Family**  
 •Crescent Townhomes – 44 units (5 buildings)  
 •Gatesville Crossing – 26 units (2 buildings)  
 Residential Remodels  
**New Commercial**  
 •TVL Storage LLC  
**Commercial Remodels**  
 •Vision Concepts  
 •601 E Main St. (Façade remodel only)  
 •605 E Main St., Ste A (Leon River Mercantile)  
 •605 E Main St., Ste B (Tenant Finish Out)  
 •1409 E Main St. (Tenant Finish Out)  
 •2550 E Main St. (Brazos Braces)  
 •2524 E Main St. (demolition)  
 Miscellaneous

**Certificate of Occupancies**  
 •Huntington Bank (previously Cadence)  
 •Alvarez Tune & Lube, Inc (previously Valvoline)  
 •Dunkin Donuts (Inside Walmart)

The hiring of Ronald, Building Maintenance has allowed Miguel to be more flexible with contractors and perform numerous inspections while Ronald tends to city buildings and the airport. This has had a huge positive impact for our department.

19

## Development Services & CSO Planning, Building, Code Enforcement

City Secretary  
Holly Owens  
Building Official  
Miguel Gamez  
Building Maintenance  
Ronald Hornung  
Permit Technician  
Nicole Clark  
Code Enforcement  
Anna True  
Lee Walters

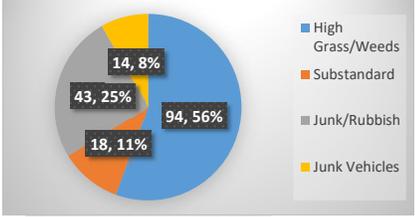
January 2026

**Planning/Building Standards Commission**

**Zoning/Development Ordinance(s):** 209 River Rd Zoned Res SF  
**Plat(s) Processed:**  
**Annexation Application(s):**  
**BSC:** January 5<sup>th</sup>  
 1.Substandard @ 411 S 7<sup>th</sup> St.  
**PZC:** January 5<sup>th</sup>  
 1. Bridge St. variance request  
 2. 209 River Rd zoning designation  
 3. Draft Zoning Ordinance Articles I-VI  
 \*All minor plats listed were reviewed and processed in-house.

**Code Enforcement**

169 Case(s) opened  
 96 Case(s) closed (56.8% compliance)  
 3 Lien(s) paid \$1,823.54  
 Abatement lien(s) filed  
 9 Citation(s) issued  
 2 dismissed for compliance  
 Court: February 26<sup>th</sup>



Category	Count	Percentage
High Grass/Weeds	94	56%
Substandard	43	25%
Junk/Rubbish	18	11%
Junk Vehicles	14	8%

**Licenses \$1,463.00**

1 Livestock	15 Alarm	2 Zoning Verification Letters
Solicitor	TABC	11 Other
Food Truck	22 Pet Tags	
Microchips	Kennel	
Gamerrooms	Coin-operated Machines	

**Open Records Requests**

20

CAPITAL PROJECTS FY 25-26			
Project Description	FY26	Funding Source	Feb-26 UPDATE
Faunt Leroy Park Flooding DR4781 FEMA grant	177,335	MATCH AMOUNT SHOWN TOTAL IS 709,339	In Progress
POLICE INTERCEPTOR ADDITION	87,000	General Capital Improvement Fund	Ordered
FIRE ENGINE REPLACEMENT *	550,000	PLACE HOLDER WON'T LIKELY BE SPENT IN FY 26	Placeholder
SCBA WASHER	28,000	Grant 75% & General Capital Improvement Fund 25%	TBD
FLEET SERVICES MECHANIC VEHICLE REPLACEMENT	80,000		Complete
CODE ENFORCEMENT VEHICLE ADDITION	25,000		Complete
FITNESS CENTER DEHUMIDIFIER REPLACEMENT	175,000		Pending work
FITNESS CENTER ROOF REPLACEMENT	88,000		Pending work
FITNESS CENTER WEIGHT EQUIPMENT REPLACEMENT YEAR 4	25,588	General Capital Improvement Fund	Complete
<b>Total General Capital Fund Projects</b>	<b>1,235,923</b>		
STREET DEPARTMENT TRAILER Arrowboard	7,500	General Fund Operating Cash	Complete
PARKS Power Rake	11,000	General Fund Operating Cash	Complete
FITNESS CENTER INSULATION	11,644	General Fund Operating Cash	Complete
FIRE STATION DRIVEWAY REPLACEMENT (multi year)	18,000	General Fund Operating Cash	TBD
<b>Total General Fund Operating</b>	<b>48,144</b>		
STILLHOUSE WASTEWATER TREATMENT PLANT REHAB	8,000,000	existing TWDB bond funds	Est. completion Feb. '26
WATER PRODUCTION ELECTRIC SYSTEM REHAB - TWDB GRANT	-	\$66.3M funding denied by TWDB - investigating new options	Beginning RFP process
WATER PRODUCTION FILTER MEDIA REPLACEMENT	1,018,660		Beginning RFP process
HUGHES ELEVATED STORAGE TANK	204,000	80/20 Grant funding (grant was \$778K, but now using current funding to gain TCEQ compliance)	Complete
EASTERN 10" WATER TRUNKLINE PHASE 2	850,703	Current utility funding	Moved to 2028
HWY36 GRAVITY MAIN REPLACEMENT - EPA GRANT	582,500	Potential FEMA DR4781 75/25	RFP approved, scheduling work
PICKUP TRUCK REPLACEMENT	20,000	TBD WSC and Bond funding (was \$45K but now rehabbing old truck)	Complete
VAC TRUCK STORAGE BUILDING	80,000	5 year financing in operating budget	Quotes under consideration
LEON WEST TRUNK REPLACEMENT PHASE 1	2,616,243	Current utility revenues	Moved to 2030+
LEON PLANT SLUDGE THINNER	871,500	was \$80k but now combined with others in 5-year CIP	Pending RFP process
LEON PLANT BAR SCREEN REPLACEMENT	30,000	Was \$25K but Changed to Lakewood Electrical for \$30K	Pending RFP process
BROWN PARK SEWER LINE RELOCATE	544,800	FEMA 75/25	In progress w/FEMA
LEON SEWER LINE REPLACEMENT	559,200	GRANT CAPPED AT \$466K	Planning process
MANHOLE REHABILITATION	100,000	Current Utility Revenues	Planning process
<b>Total Water and Sewer Projects</b>	<b>15,477,606</b>		

C.I.P. Updates

21

Summary of Major Projects, Feb. 2026 Update			
Goal / Project	Status as of Dec. 2025	Status as of Feb. 2026	Notes
1 Conduct a Comp & Class Study for all funded positions	Near completion	Near completion	contracted firm will provide final report in next few weeks
2 Ensure we meet the guidelines for FEMA grant and begin work on recovery / mitigation from 2024 flood.	Near completion	Near completion	final projects pending funding approval include: All projects except FLR are obligated or pending obligation; project engineering RFQs being published in Feb.
3 Old Leon River Bridge assessment	Pending	Pending	\$100K to assess by FNI - KPA also assessing & recommends TXDOT involvement
4 New PD building	In progress	In progress	Debt / grant consideration is due to clear USDA underwriting in next few weeks
5 Re-write Zoning Ordinance	In progress	In progress	Chapters 1-6 reviewed by Council; 7 & 8 in editing process
6 Auditorium assessment & follow-up	Complete	In progress	Mold abatement pending
7 Fitness Center renovations of HVAC, insulation, roof	Near completion	Near completion	Insulation complete; HVAC in progress; roofing to follow
8 City Hall renovations	In progress	In progress	Conference room expanded, windows repaired, fixtures in progress, more pending
9 Brown Park sewer line relocate	Pending	In progress	Final FEMA obligation in process; project engineering RFQs in Feb.
10 Shady Lane bridge	Pending	In progress	Judge Miller provided first update since mid 2025 - project obligation possible in Feb.
11 Stillhouse WWTP Phase 1	Near completion	Near completion	project is behind schedule from Nov. 2025 completion, now est. completion May 2026
12 Water Production Electric System Rehab	In Progress	In Progress	RFPs for major projects will be issued in next few months
13 Water Production Filter Media Replacement	In Progress	In Progress	RFP will be issued in next few months
14 Hwy 36 gravity main replacement - EPA grant	In Progress	In Progress	RFP approved, contractor identified, work to begin soon
15 Amend CCNs	In progress	In progress	application submittal to PUC in next few weeks
16 Downtown Historic District Designation	In progress	Complete	public information meeting end of Feb.; wayfinding signs in progress
17 USA 250 Planning	In progress	In progress	funding approved, event committees moving forward with planning
18 Airport Master Plan	n/a	In progress	TXDOT assisting with project planning and 100% funding

22

## Upcoming Events

WATCH OUR FACEBOOK PAGE FOR UPCOMING EVENTS, DEPARTMENT NEWS, AND MORE!

Date	Time	Event	Location
Mar. 21	8-11 am	KGB Community Clean Up	Meet @ Library
April 3		Good Friday HOLIDAY	
May 2	TBD	Day of the Child	Freedom Park
May 16	7:30-11am	Crime Stoppers Donut Dash	Raby Park
May 25		Memorial Day Holiday	
Jun. 6	all day	Chamber of Commerce Shivarree	downtown

### 4TH OF JULY EVENTS

Thursday <b>2</b>	North Fort Hood VS The World
Friday <b>3</b>	USA 250 Pickleball Tournament
Friday <b>3</b>	Inaugural Gatesville Picklefest
Saturday <b>4</b>	Annual Military Appreciation Luncheon
Saturday <b>4</b>	The American Heroes Rodeo
Saturday <b>4</b>	Kids Toy Parade
Saturday <b>4</b>	Gatesville's USA 250 4 <sup>th</sup> of July Parade
Saturday <b>4</b>	Gatesville's USA 2026 Pre-Fireworks Festival
Saturday <b>4</b>	Annual 4 <sup>th</sup> of July Fireworks Show

Contact us to have your event listed on our calendar!

23

## Follow-Ups

- Is there anything else that Council would like to see added to next month's report?
- Are there any agenda items that Council would like see in the near future?

24