

CITY COUNCIL MEETING
JANUARY 27, 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 **27TH DAY OF JANUARY 2026.**
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Aaron Smith, 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

3. **INVOCATION:** Jon Salter 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 2026-012:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **January 13, 2026.** (Holly Owens)

b. Resolution 2026-013: Discussion and possible action regarding the December 2025 Financials. (Mike Halsema)

c. Resolution 2026-014: Discussion and possible action regarding the First Quarterly Investment Report. (Mike Halsema)

CONSENT AGENDA: Motion by Aaron Smith, seconded by Jon Salter to **APPROVE** the **CONSENT AGENDA** as presented. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

OTHER BUSINESS:

5. Discussion and possible action regarding adjusting solid waste fees, *Third Reading*. (Mike Halsema)

ORDINANCE 2025-24: Motion by Jon Salter, seconded by Travis VanBibber to **APPROVE** **ORDINANCE 2025-24**, adjusting the solid waste fees in Chapter 18, third and final reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

6. Auditorium Assessment Discussion (Brad Hunt)

Mr. Hunt went over the report regarding the auditorium.

Conor Mitchell with FNI joined the meeting via Teams Meeting to answer questions.

Mayor Chumley asked about the electrical system that affects the stage. Mr. Hunt stated what is needed for the stage lighting has to do with the sound board and possibly wiring.

Councilwoman Westbrook asked what percent is affected by mold and asbestos. FNI stated most of the mold and asbestos are in the council chambers closet and upstairs which will need to be abated before any future construction takes place.

Councilwoman Westbrook asked about future renovations for the building and how that affected the historical designation of the building and ADA requirements. FNI stated that ADA requirements do not have to be met unless it is feasibly possible due to the historical designation. However, the stairs will need to be replaced because they do not meet the building code at all.

Leo Corona came forward to express appreciation for the use of the auditorium and explained that only the sound board needs to be replaced, the sound system was recently upgraded.

No action was taken.

7. Discussion and possible action to adopt the 2021 International Existing Building Code, *Second Reading*. (Holly Owens)

ORDINANCE 2026-02: Motion by Greg Casey, seconded by Kalinda Westbrook to **PASS** **ORDINANCE 2026-02**, to adopt the 2021 International Existing Building Code to the next meeting, second reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

8. Discussion and possible action regarding a request for a zoning designation for Residential Single-Family at 209 River Rd. *Second Reading* (Holly Owens)

Ms. Owens stated that information was added to the memorandum regarding stock ponds and pools.

ORDINANCE 2026-01: Motion by Travis VanBibber, seconded by Aaron Smith to **PASS ORDINANCE 2026-01**, designating 209 River Road as Residential Single-Family, second reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

9. Zoning Ordinance Article I – VI Discussion. (Holly Owens)

Ms. Owens explained the information that was added, updated, and removed.

Councilwoman Westbrook asked about Sec. 2-1.2. Ms. Owens gave an example of what “most restrictive” means. When you have two different zonings on one property, the most restrictive zoning applies.

Ms. Owens asked Council about the possibility of splitting business commercial into three categories, light neighborhood, medium, and heavy/industrial. This will allow for a smooth transition and buffer from residential to commercial. Another district is an overlay district which does not change the zoning, it only adds additional restrictions to the zoning in a specific area. This will be part of Article VII, “Districts” which will hopefully be presented in the second meeting of February.

Councilwoman Westbrook asked about permits, expiration dates, and being completed within two years. Ms. Owens explained that all permits are valid for six months, according to the building code. All permits are automatically renewed with each inspection. The inspections give the inspector an opportunity to check on the work being done along with the progress of the project. Each project is unique and can be extended with proper communication. This keeps the project moving forward without stalling out and leaving a mess.

No action was taken.

10. City Manager Report (Brad Hunt)

Mr. Hunt presented the monthly report for December 2025.

No action was taken.

11. City Council adjourned at 6:45 p.m.

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens



CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

Date: February 10th, 2026

From: Jeff Clark, Chief of Police

Agenda Item: Presentation of Gatesville Police Department Annual Report, Including State-Mandated Racial Profiling Report

Information:

The Gatesville Police Department has completed the annual 2025 Racial Profiling Report as required by state law and has compiled the information into an Annual Report on all agency activities. To keep council and our community informed of the Department's commitment to the well-being of all Gatesville residents, the Annual Report will be presented in open session.

Attachments:

- Gatesville Police Department 2025 Annual Report



Gatesville Police Department

2025 Annual Report

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- Community Engagement
- Accomplishments
- The Future

Message from the Chief



It is an honor and true privilege to have been chosen in December 2024 to lead the men and women of the Gatesville Police Department. The past year has brought new and exciting changes to the department with a new vision and mission statement “Gatesville PD is committed to building trust within our community by upholding the highest standards of honor, integrity, respect, and accountability. Through fair, compassionate service and a steadfast dedication to public safety, we strive to protect and partner with the citizens of Gatesville”

I hope you enjoy reviewing the Gatesville Police Department Annual Report for 2025. The report provides insight into the crime and call load trends. It shows the work that the dedicated men and women of the department diligently strive to complete in a professional manner. The report also contains the department’s racial profiling data that is directed by law.

Gatesville Police Department

Jeff Clark

Captain Keith Mueller

Jessica Stiles

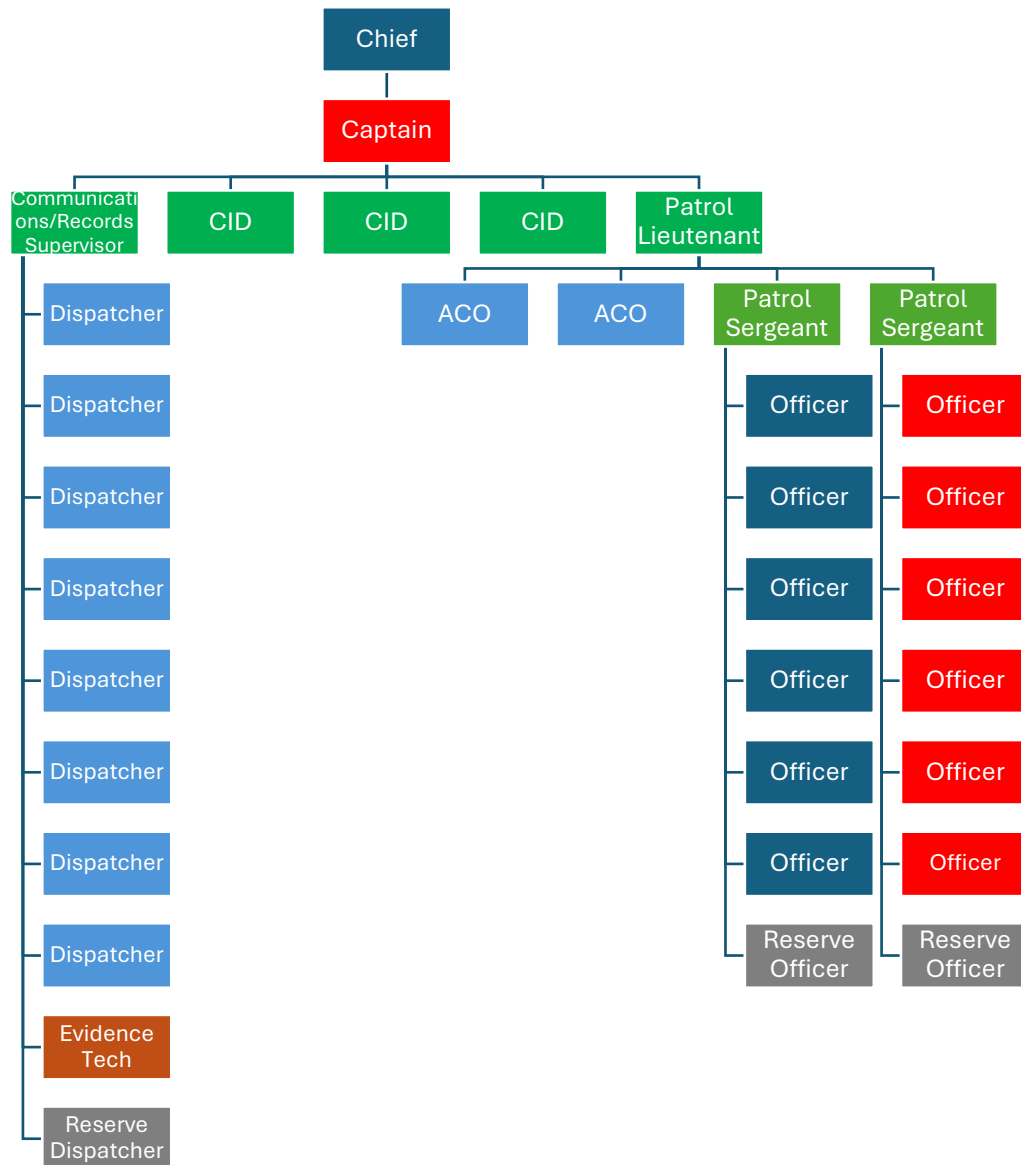
Sid Post

Chief of Police

CID Commander

Communication Supervisor

Patrol Lieutenant



20-Sworn

12-Non-Sworn

32-Total

City of Gatesville Demographics

Population estimates, July 1, 2024, (V2024)

16,388

PEOPLE

Race and Hispanic Origin

White alone, percent	57.5%
Black alone, percent (a) (a)	15.6%
American Indian and Alaska Native alone, percent (a) (a)	1.1%
Asian alone, percent (a) (a)	1.1%
Native Hawaiian and Other Pacific Islander alone, percent (a) (a)	0.1%
Two or More Races, percent	19.5%
Hispanic or Latino, percent (b) (b)	25.9%
White alone, not Hispanic or Latino, percent	50.1%

Estimated median household income in 2023: \$60,095 (it was \$29,534 in 2000)

Gatesville: \$60,095

TX: \$75,780

Estimated per capita income in 2023: \$18,842 (it was \$11,152 in 2000)

Families & Living Arrangements

Households, 2019-2023	3,190
Persons per household, 2019-2023	2.15
Living in the same house 1 year ago, percent of persons age 1 year+ , 2019-2023	73.2%
Language other than English spoken at home, percent of persons age 5 years+, 2019-2023	20.1%

Age

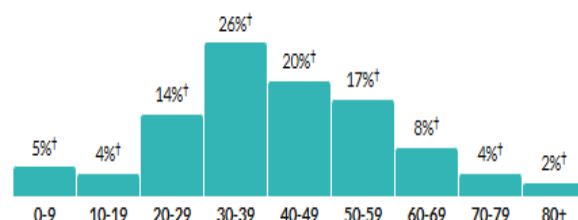
40.4

Median age

about 25 percent higher than the figure in the Killeen-Temple, TX Metro Area: 32.6

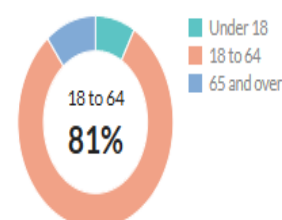
about 10 percent higher than the figure in Texas: 35.5

Population by age range



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Population by age category

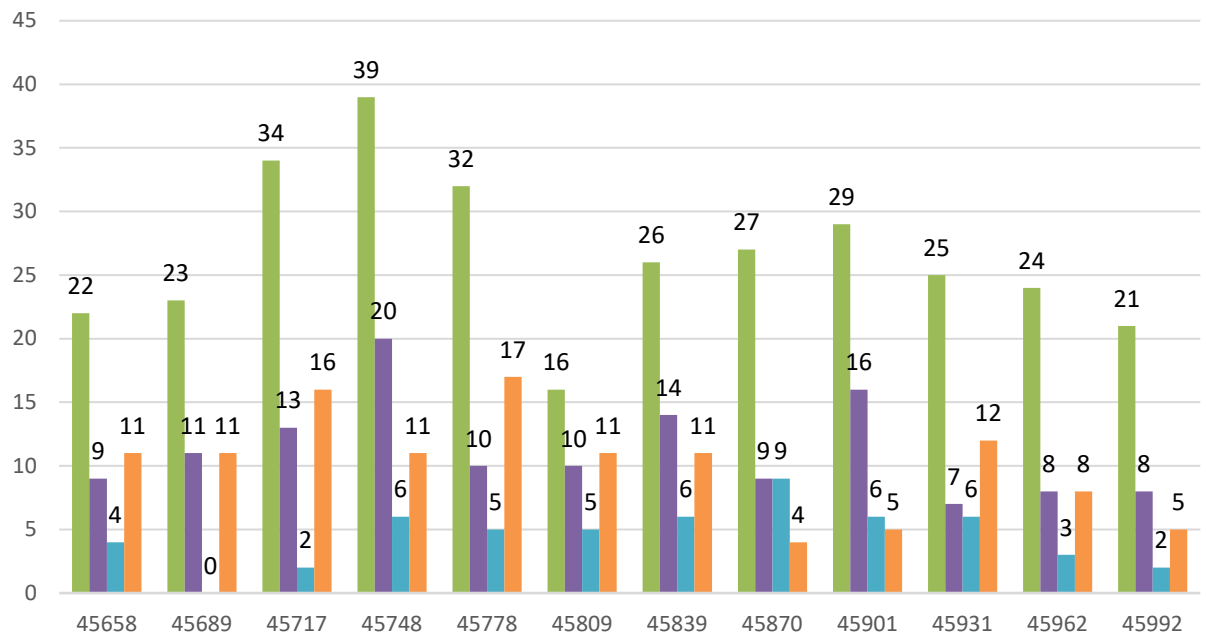


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Department Activity

The police department responded to 24,420 total calls for service in 2025, which includes 5,938 calls to respond from citizens and 18,482 calls that were self-initiated activity. Officers generated 846 written reports in 2025. Officers made 318 arrests of offenders with a total of 455 offense charges in 2025.

GATESVILLE POLICE DEPARTMENT PAST 12 MONTHS' ACTIVITY REPORT



Crime Trends- Statistics

The Gatesville Police Department submits required crime data to the State of Texas on a monthly basis, which is entered into the National Incident Based Reporting System known as NIBRS. NIBRS is a reporting system through which data is collected on each crime occurrence. The reporting system gives more specificity in reporting offenses and collects detailed information regarding crime.

Part 1 Crimes

To track the existing crime trends in the city, the department conducts a monthly account for the Part 1 crimes that occur in the city. Acting as a general indicator of all reported crime, this data is intended only to summarize the overall crime trends. The data compiled in these reports assists in a year-to-year analysis of crime trends in the City of Gatesville.

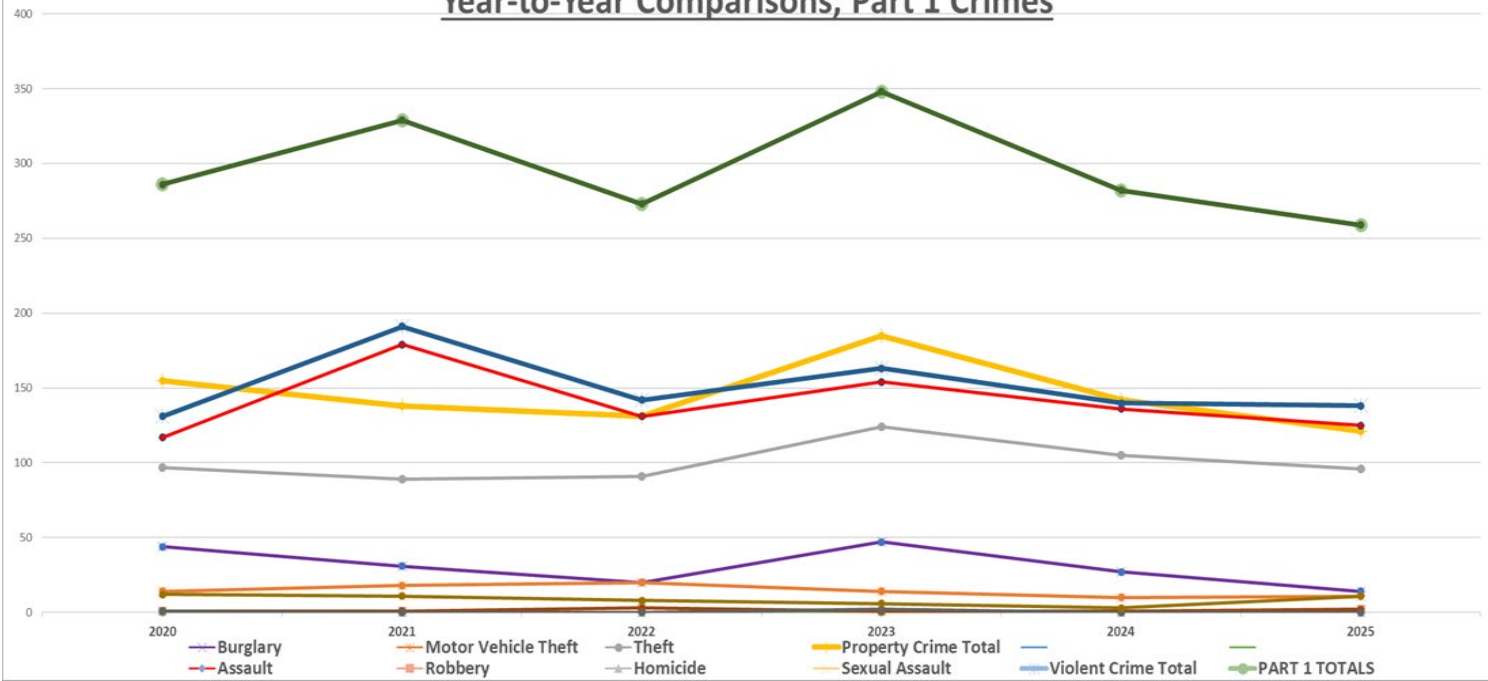
Part 1 property crimes are: Burglary, Motor Vehicle Theft, and Larceny (Theft). Included in Burglary is both residential and commercial properties. Larceny includes all thefts, whether they are from businesses, residences, and from a motor vehicle.

Part 1 violent crimes are: Assault, Robbery, Homicide, and Sexual Assault. Assault includes misdemeanor, family violence, and felony assault.

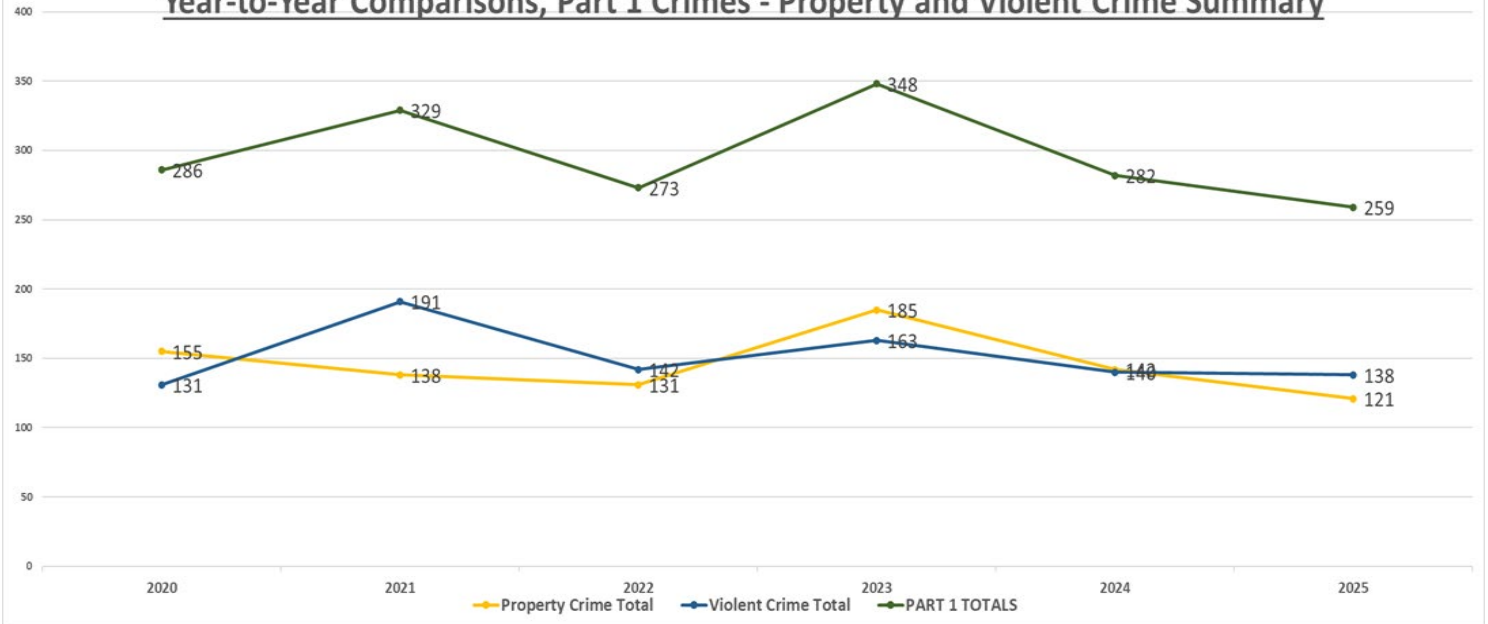
Not included in these metrics are such crimes as property damage, Driving While Intoxicated, Trespassing offenses, and disturbances of the peace.

Crime Trends- NIBRS

Year-to-Year Comparisons, Part 1 Crimes

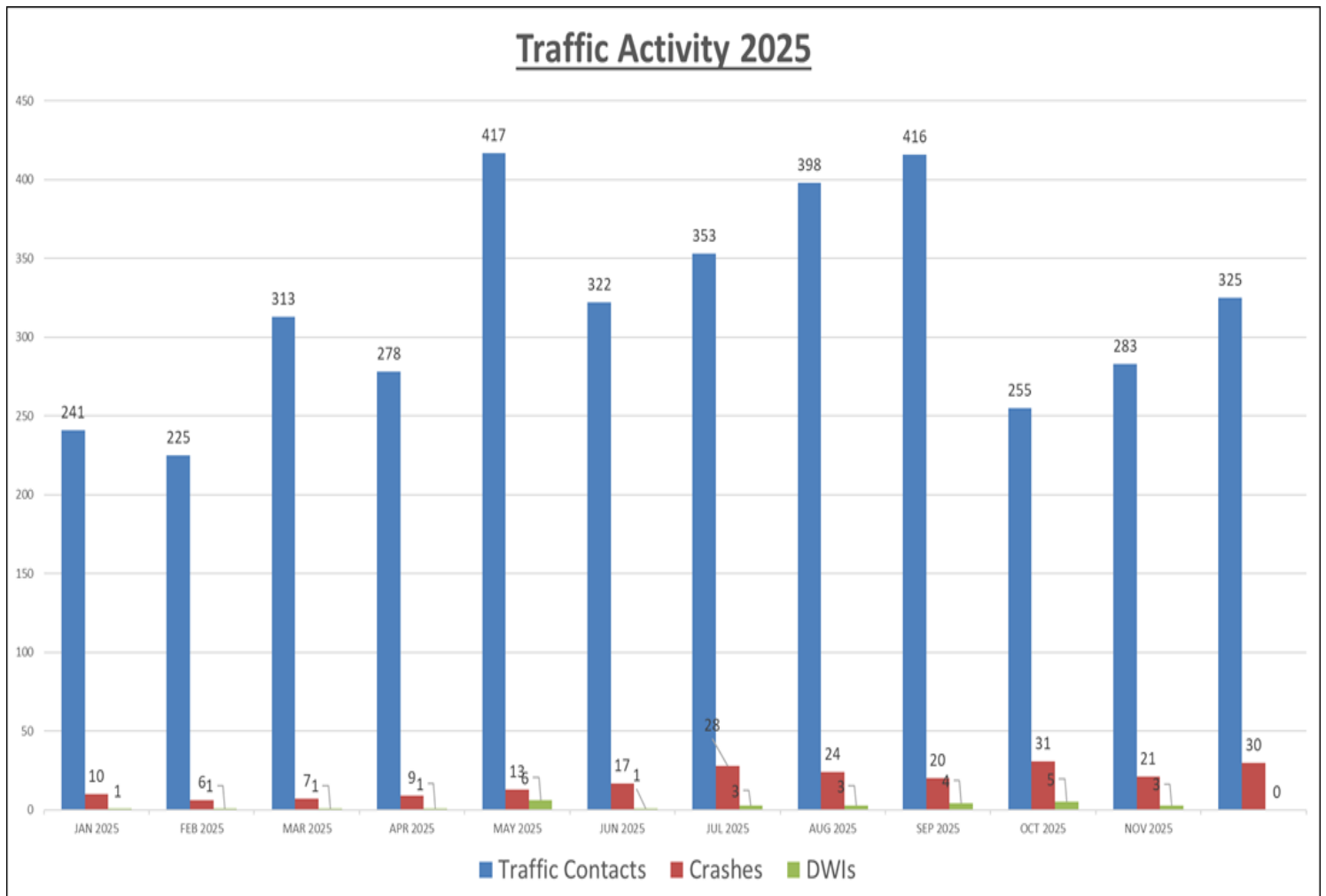


Year-to-Year Comparisons, Part 1 Crimes - Property and Violent Crime Summary



Traffic Data

Officers investigated and created reports for 148 vehicle crashes and had 132 minor crashes with information exchange for a total of 280 crash responses. Officers conducted 3,826 traffic stops, issuing 1,061 citations and 3,188 written warnings. Officers made 29 arrests for Driving While Intoxicated.



Biased Based Profiling Law

Racial Profiling is defined by Texas law as a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity. There are two corollary principles that follow from adopting this definition of racial profiling:

1. Police may not use racial or ethnic stereotypes as factors in selecting whom to stop and search, and
2. Police may use ethnicity to determine whether a person matches a specific description of a particular suspect.

Since August of 2001, the Gatesville Police Department, in accordance with the Texas Racial Profiling Law (S.B. 1074), has been collecting police contact data for the purpose of identifying and responding (if necessary) to concerns regarding racial profiling practices.

It is our hope that the findings provided in this report will serve as evidence that the Gatesville Police Department continues to strive towards the goal of maintaining strong relations with our community.

It should be noted that in 868 the Gatesville Police Department received no formal or informal complaints of racial profiling;

Policy Statement

Members of the Gatesville Police Department will not engage in any activities that are discriminatory or indicative of the practice of bias-based profiling. Personnel will focus on the conduct of the individual and/or specific suspect information in taking police action. Individuals will not be targeted for enforcement action, detention, field contacts, asset seizure and forfeiture efforts, or interdictions solely on the basis of race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group or any other identifiable group. Any officer found to have engaged in bias-based profiling, following a complete investigation, will face appropriate corrective action, which may include diversity training, counseling, or disciplinary measures up to and including termination. This policy shall be posted on the department website and copies of the policy shall be placed in public view in the police department lobby.

Biased Based Profiling Policy- Continued

COMPLAINT PROCESS

The department shall accept complaints from any person who believes he/she has been stopped, searched, or inappropriately ticketed or arrested based on racial, ethnic, or national origin profiling. No person shall be discouraged, intimidated, or coerced from filing such a complaint, or discriminated against because he or she filed such a complaint.

Employees and supervisors shall report any racial profiling practice they observe.

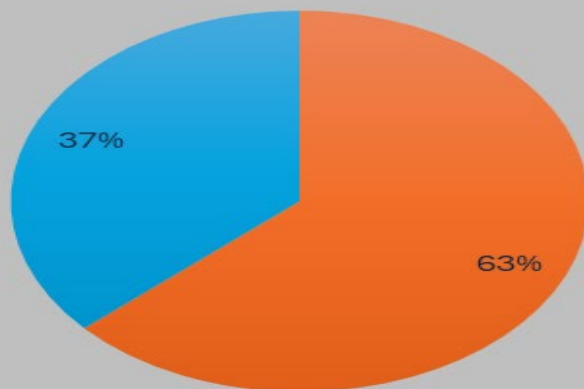
Complaint forms are in plain view in the lobby, or the complainant may have a form mailed to them on request. The form offers simple instructions on how to file a complaint. The supervisor receiving the complaint shall immediately open an internal investigation and notify a member of the Command Staff of the nature of the complaint. The allegation will be forwarded to the Chief of Police. The Chief of Police, or his designee, will be responsible for notifying the City Manager. Any sustained complaint that an employee violated this policy will result in appropriate corrective action, which may include diversity training, counseling, or disciplinary measures up to and including termination. In most cases, the complainant shall be notified in writing as to the status and/or the results of the investigation within 30 days of filing the complaint.

To avoid allegation(s) of illegal profiling, it is the policy of the Gatesville Police Department to video/audio record every traffic stop, investigation, detention, arrest, or any police-related business conducted by a Gatesville police officer. If no recording device is available, the officer shall document all information required by the state regarding data collection on the department Data Collection Form. Supervisors shall randomly review recordings to ensure compliance. Any officer found to have conducted a stop, investigation or any police business without recording or documenting the contact, he/she may be subject to department disciplinary action up to and including termination.

Officers and/or supervisors will collect mandated data on all police contacts and report such data monthly to the investigator designated to collect such data. The investigator will issue monthly reports to the Chief of Police who will submit an annual report to the Commission on Law Enforcement, and to the governing body of the City of Gatesville on or before March 1st of each year.

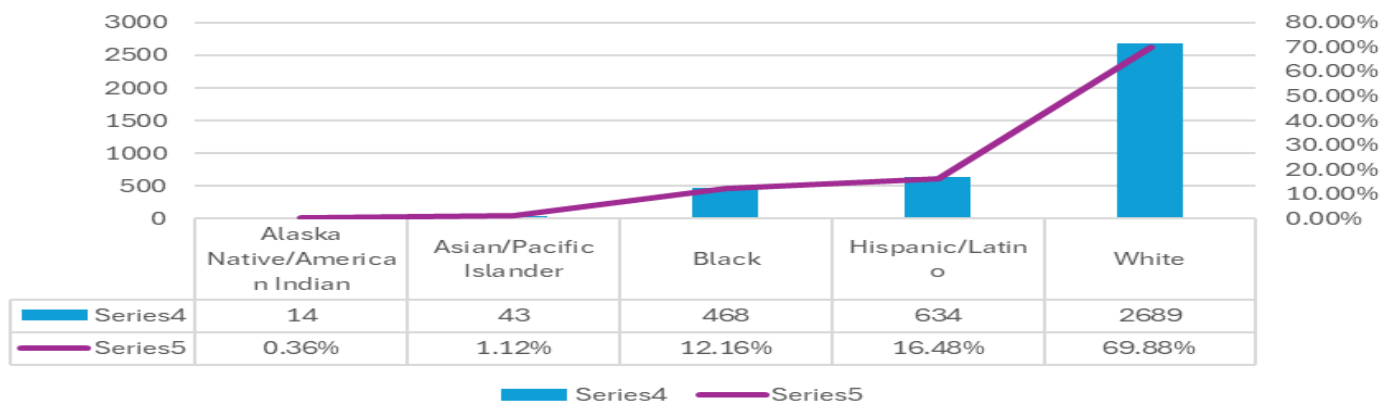
Racial Profiling Data 2025- Traffic Stops

GENDER

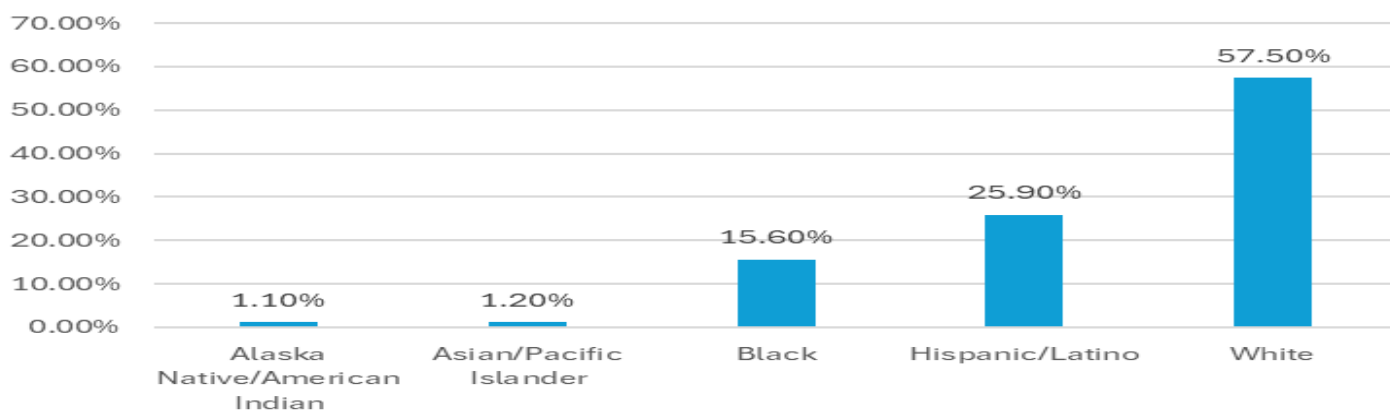


Male Female

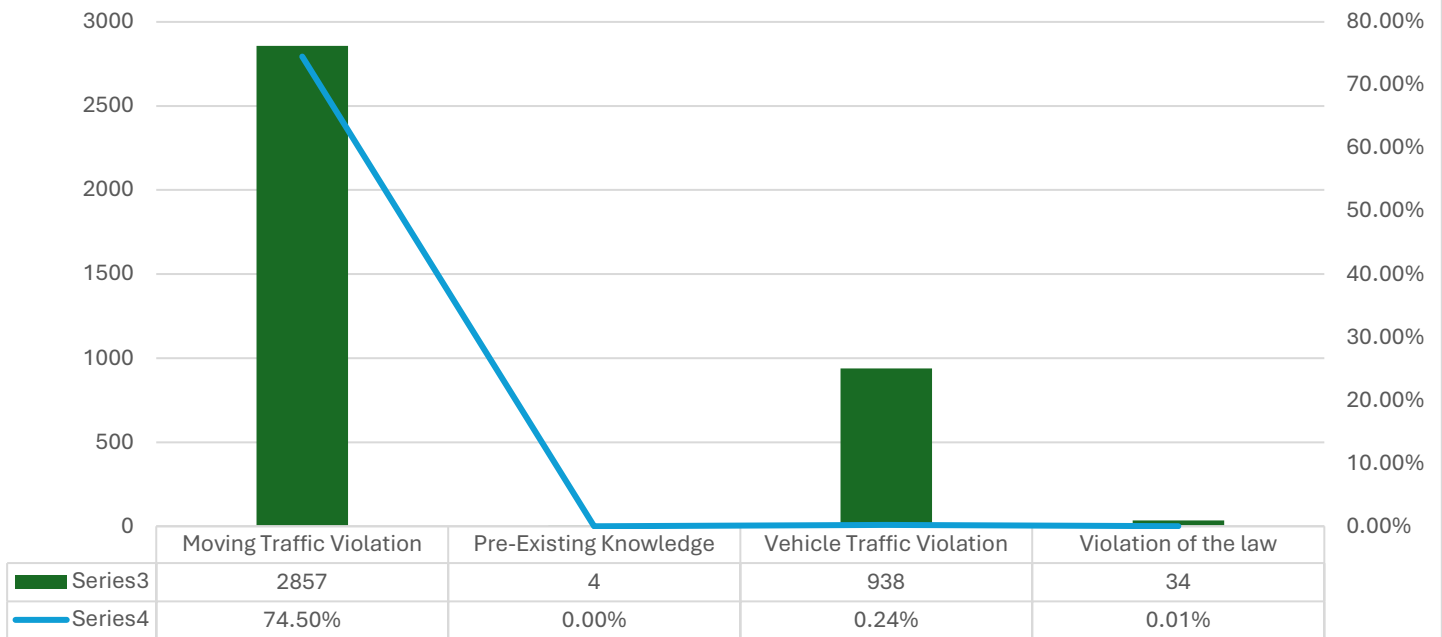
Race/Ethnicity



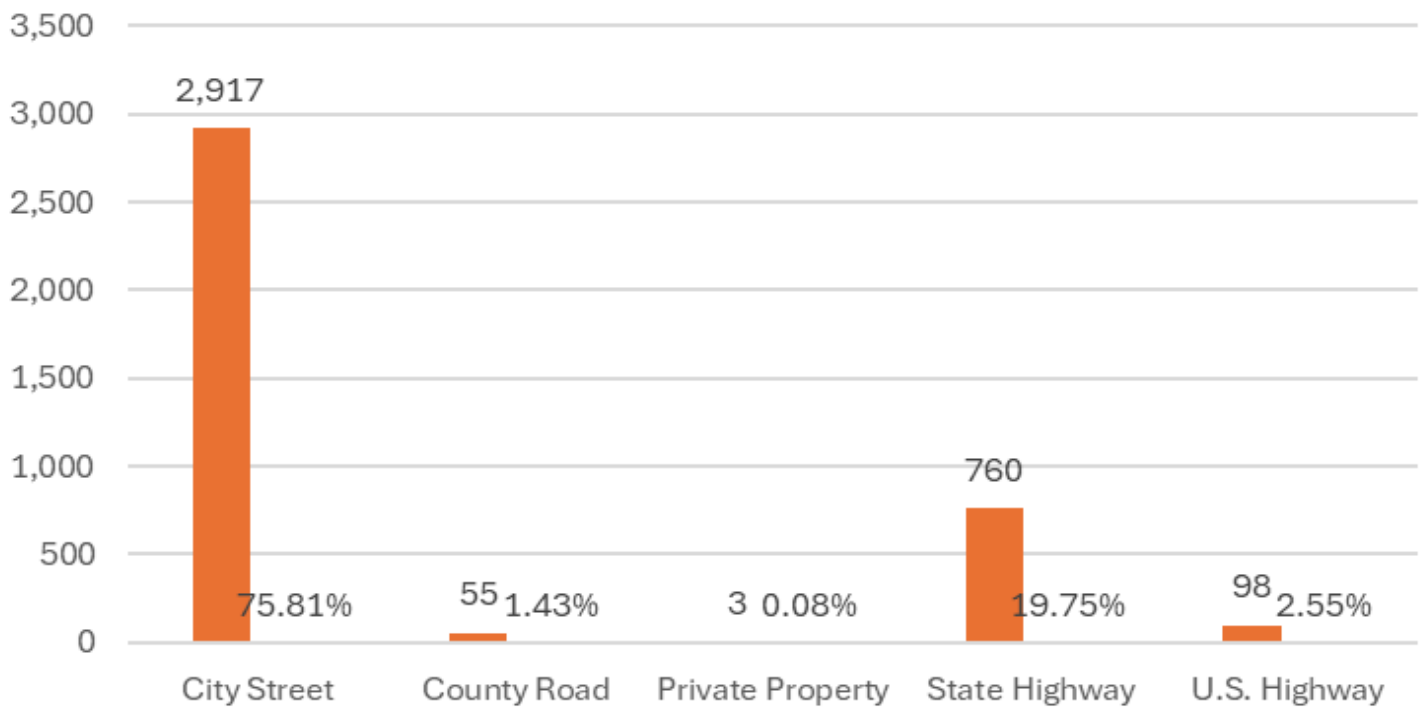
Race/Ethnicity Gatesville 2024 Census



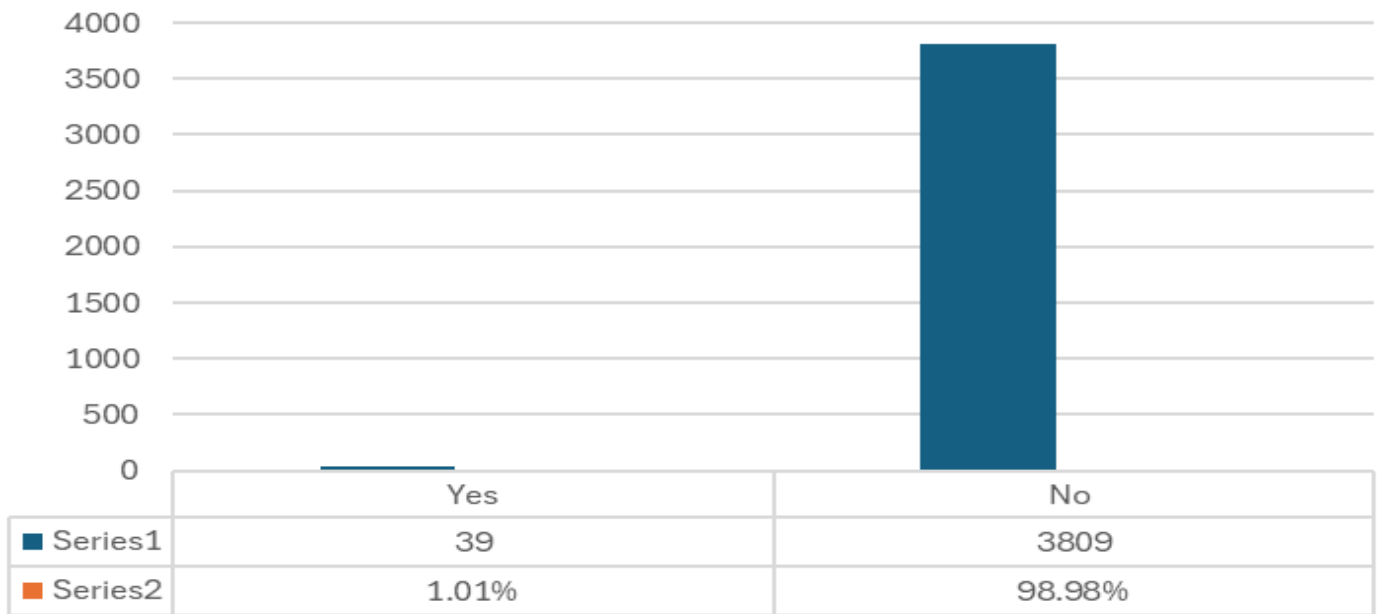
Reason for Stop



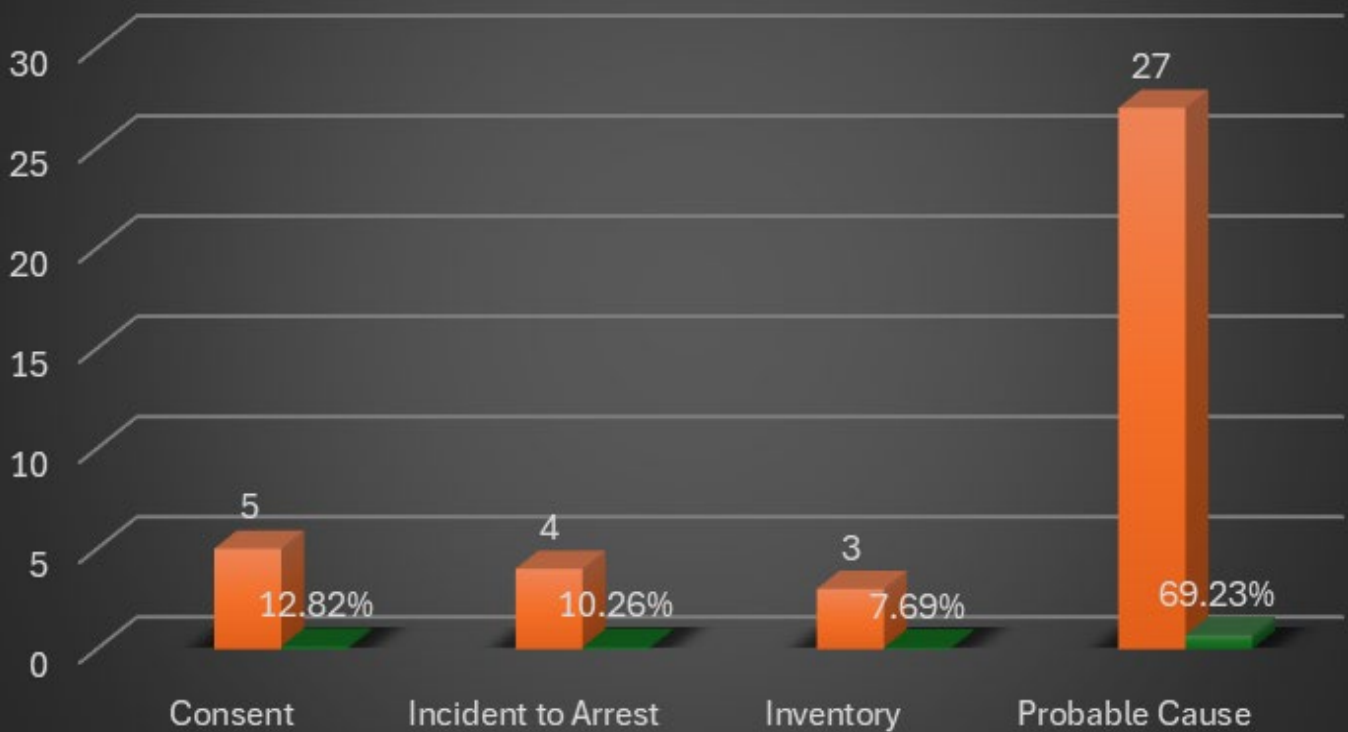
Location of Stop



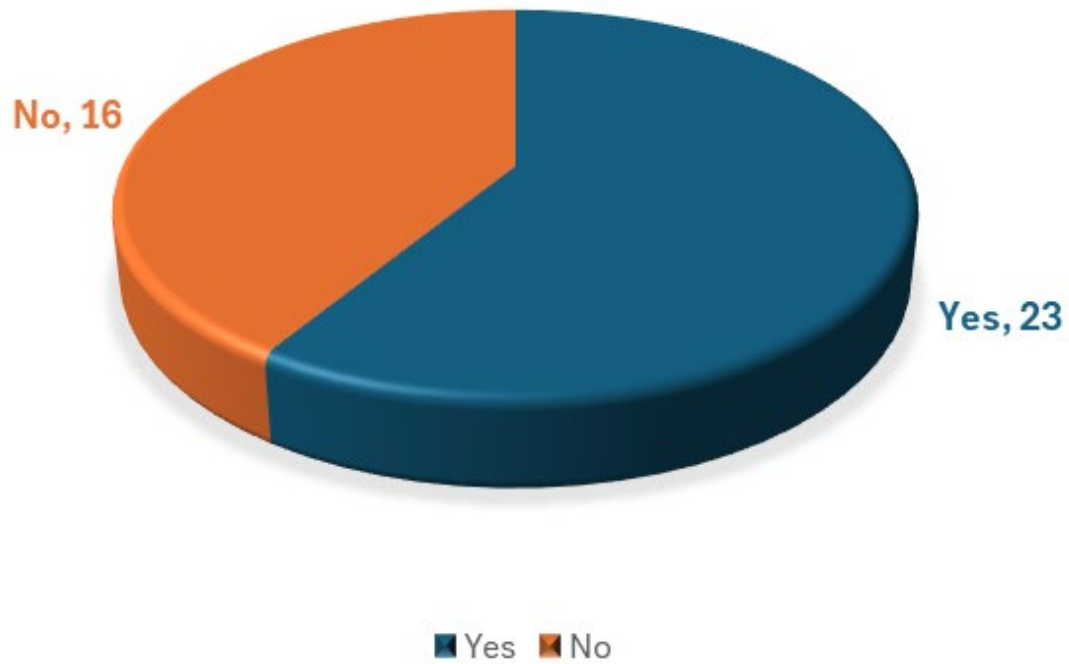
Search Conducted



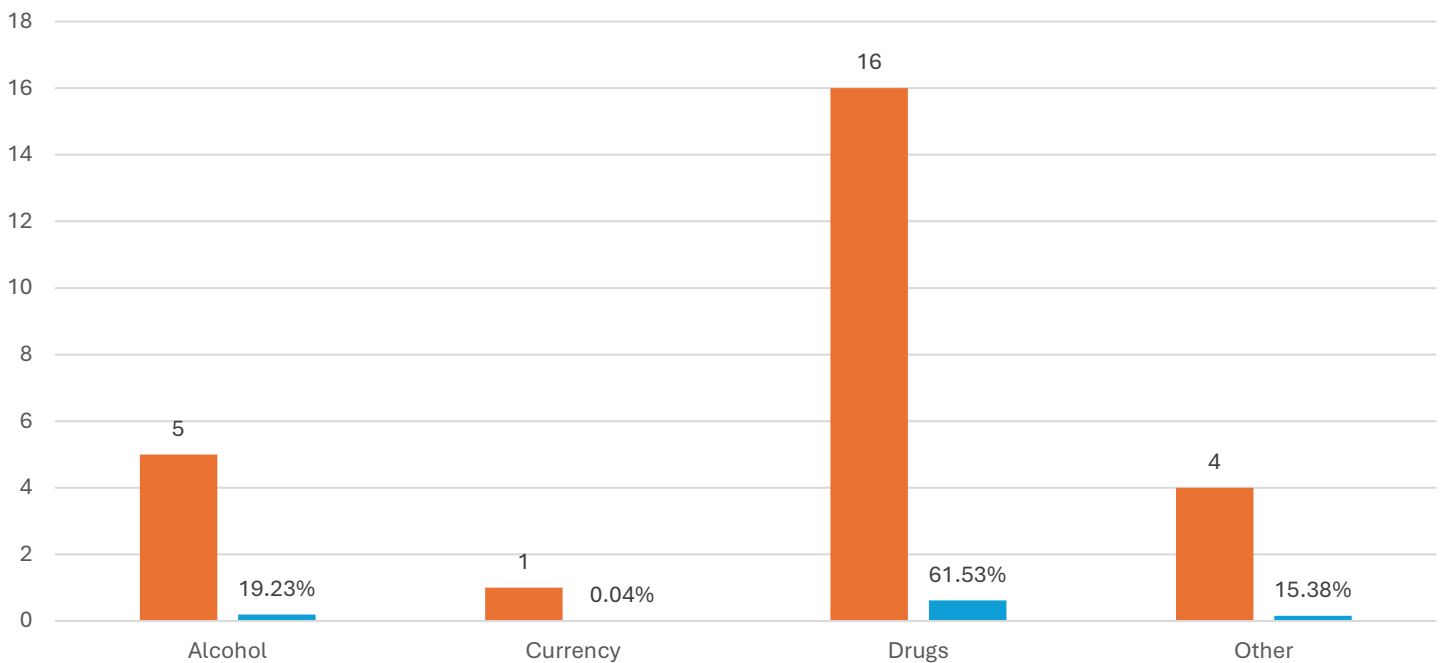
Reason for Search



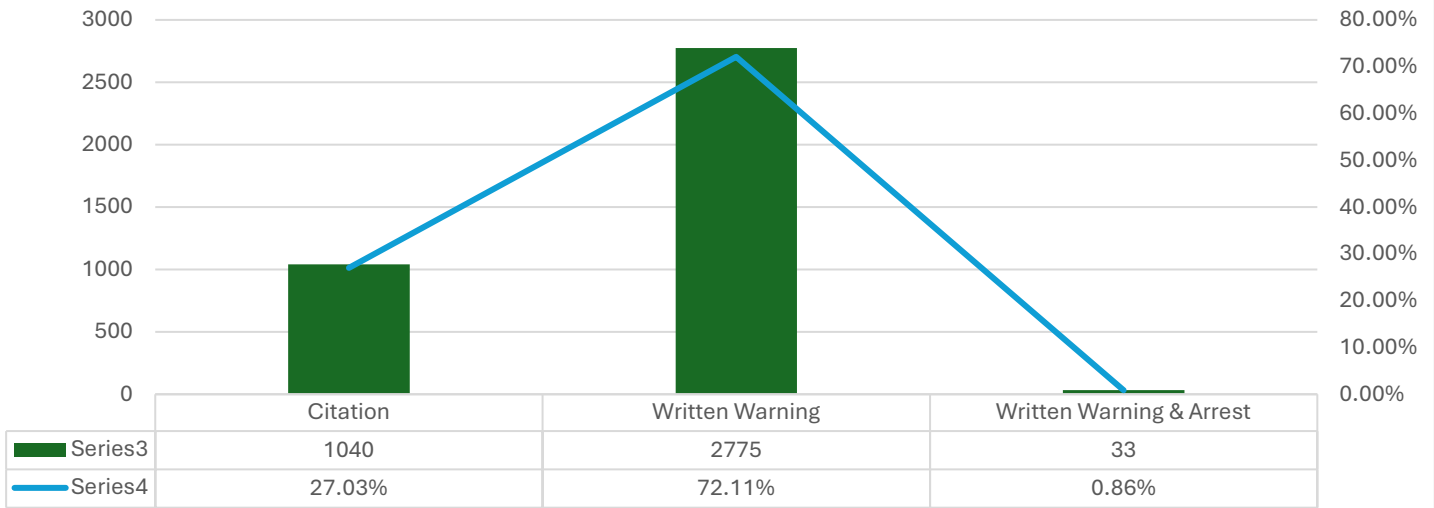
CONTRABAND DISCOVERED



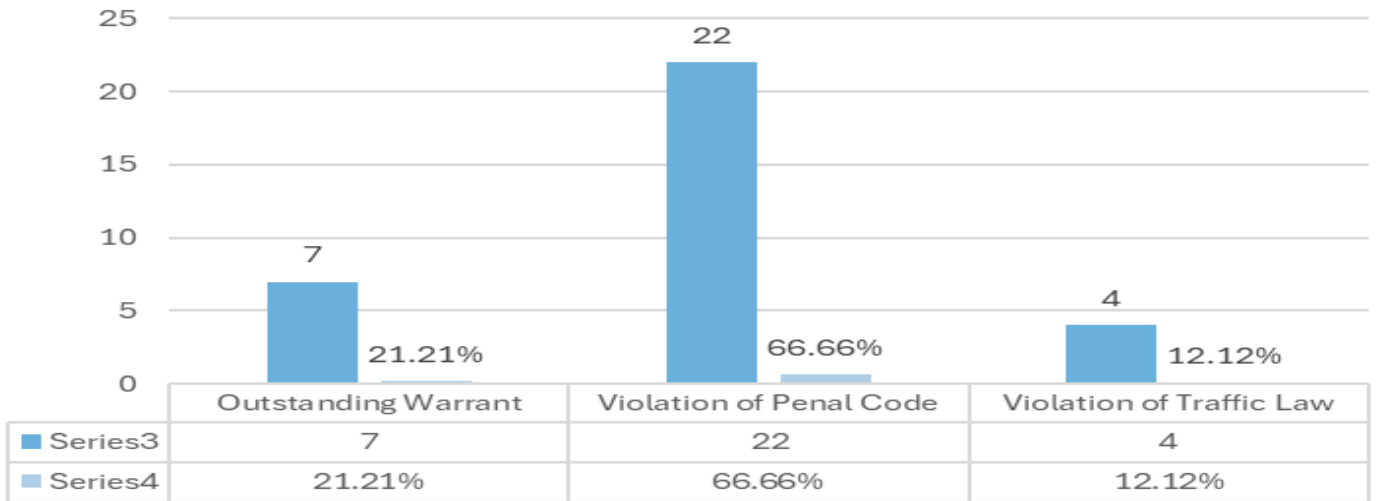
Description of Contraband



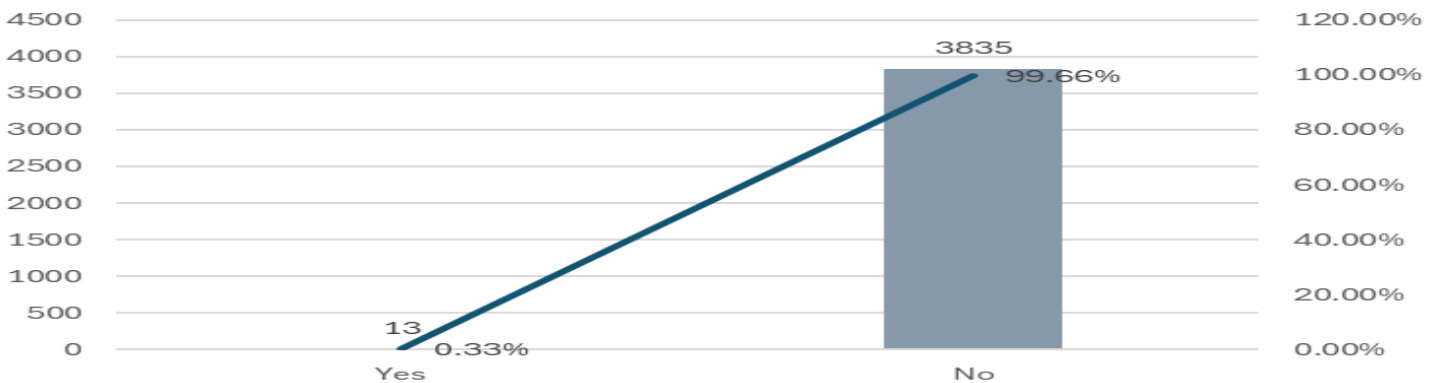
Result of Stop



Reason for Arrest



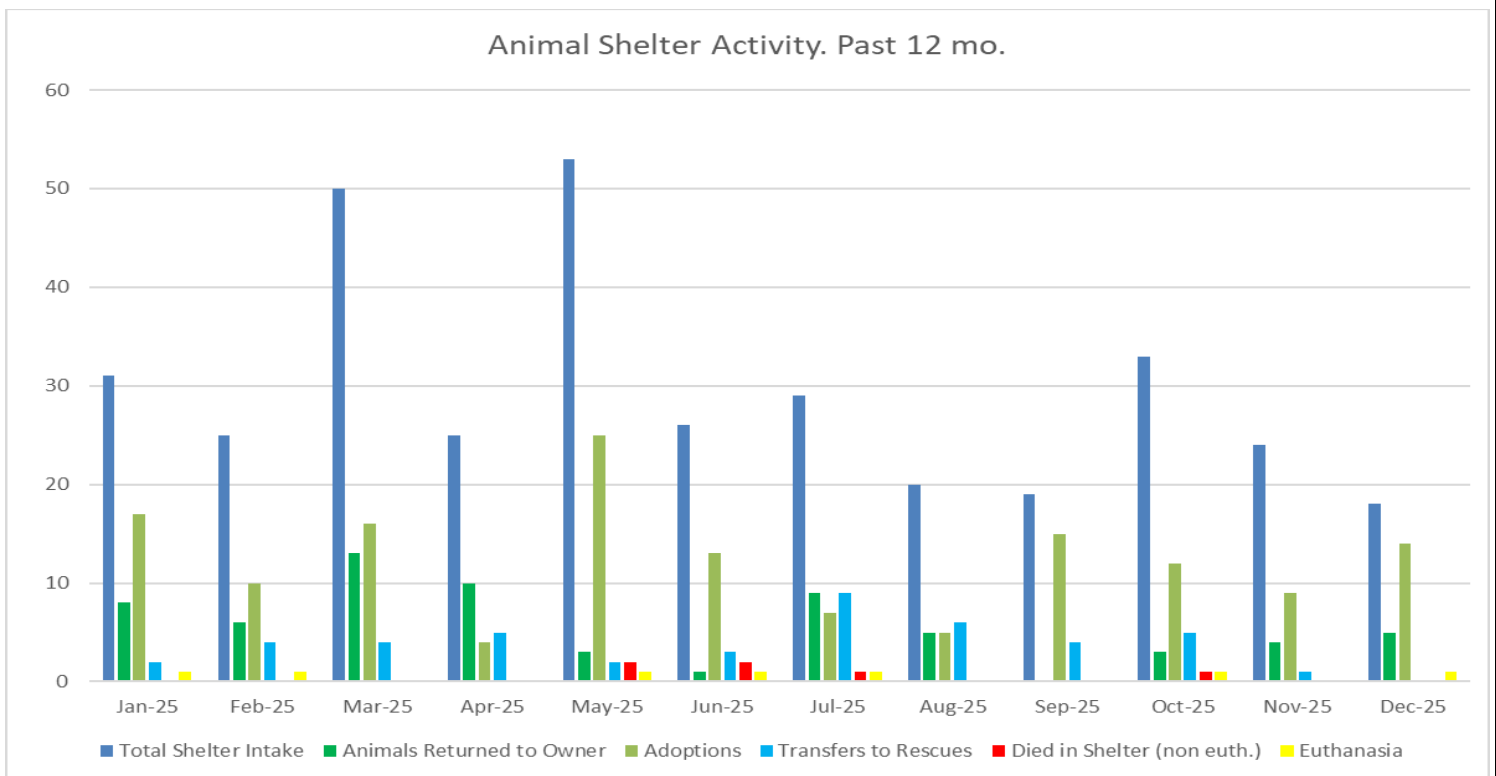
Use of Force by Officer During Traffic Stop



Animal Control



In 2025, our Animal Control Officers responded to 1,344 calls for service. A total of 350 animals were impounded or surrendered at the shelter. 67 were returned to an owner, 45 were transferred to rescues, and 147 were adopted. There were 121 community cats trapped and released under the Trap, Nueter, and Release program. These efforts allowed our live outcome rate to reach 96.50% for the year. We continue to thank everyone involved in the shelter for their support and dedication promoting our animal adoptions and keeping a low euthanasia rate.



Community Engagement



The Gatesville Police Department is committed to building strong relationships with the citizens of Gatesville. Members of the Gatesville Police Department participated in 14 community events throughout 2025. Some of the events were:

Coffee with a Cop at Green Rooster & 7Brew



Barbeque with a Badge at Raby Park

GISD Students 6 weeks of classes on law enforcement operations

Good Friday Walk Escort

GISD Spring into Summer Event



Cops versus Kids Basketball

Donut Dash for Crime Stoppers

Shivaree sponsored by the Gatesville Chamber of Commerce

July 4th Fireworks

National Night Out



Texas Brotherhood Bicycle Ride

Harvest Fest Jail & Bail

Christmas Parade

Accomplishments

Personnel



- 7 new officers sworn into the department
- 1 Captain position added/filled to the department
- 1 new officer position added to equal out patrol
- 1 new Lieutenant promoted
- 1 new Sergeant promoted
- 1 new Detective promoted
- 2 new ACO officers
- Dispatch fully staffed



Department Operations

- Implemented Power DMS (Field Training Program & Policy Management Software)
- Updating department policies to TPCA standards
- Implemented assessment center type promotional process
- Implemented a new uniform patch incorporating City of Gatesville history
- Updated and instituted case management
- Purchased and deploying a drone to assist with investigative efforts
- New Department Mission Statement “Gatesville PD is committed to building trust within our community by upholding the highest standards of honor, integrity, respect, and accountability. Through fair, compassionate service and a steadfast dedication to public safety, we strive to protect and partner with the citizens of Gatesville”



Looking Ahead to 2026



- Staff Professional Development with in-house training & outside training opportunities to develop and enhance leadership and professional skills for all employees
- Complete full policy manual meeting the standards for TPCA Accreditation
- Assess building needs that need to be addressed to assist with the department obtaining Texas Police Chief's Association Accreditation
- Plan to enter into the Texas Police Chief's Association Accreditation process
- Expand community policing efforts beyond just community events and embracing the philosophy to day-to-day operations
- Find a service project for volunteers to work on in the year
- Expand Food for Families efforts & implement a Blue Santa program
- Establish ownership by all PD employees





Date 2/10/2026

Agenda Item 6

Resolution 2026-015

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and possible action regarding disbursement of HOT Funds for "Gatesville's USA 250 Celebration".

Information:

City staff and many community members are preparing to host a series of events to honor the 250th anniversary of our nation. Tentatively entitled "Gatesville's USA 250 Celebration" and lasting from July 2nd through 5th, this bi-sesquicentennial event will include:

- A co-ed adult softball tournament with North Fort Hood;
- A Pickleball Tournament;
- The inaugural "Pickle Fest" festival;
- The reintroduction of the 4th of July Parade;
- A festival and larger presentation of our annual fireworks show;
- And, several community-hosted events supported and/or publicized by the City.

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
28	29	30	1-Jul	2	3	4
EXCHANGE: 26 US Flags, Main St - near Courthouse						EXCHANGE: lunch at American Legion, 10a-2p
						"Rodeo Ranch" military / LE rodeo - M. McCloskey early afternoon
					CoG: Pickleball Tournament - Civic Ctr - 12- 6pm	CoG/Chamber: Kids Bike, Power Wheels, & Rideable Toys Parade before main parade - 4:30-5:00 p
					CoG: Pickle Fest - Civic Ctr. Pk. Lot - 2-8pm	CoG/Chamber: Parade - Main St - 5:30-7:00 p
				NFH vs. City Softball - Ballfields - 6-9pm		CoG: Music, Food Trucks, bounce house, portable toilets, and vendors at July 4th Fireworks Festival, 7- 10:00 pm
						CoG/GVFD: Fireworks - same spot - 9:30 pm
5	6	7	8	9	10	11
LIONS: BBQ Cook-Off - Downtown Square -time TBD						

Staff has determined that an expenditure of \$30,000 will be beneficial in making this unprecedented series of City-hosted events a success. The budgetary allotment for events is as follows:

Date 2/10/2026Agenda Item 6Resolution 2026-015

Date	Event	Funding Needs	HOT Fund Allotment
July 2	NFH vs. City Softball - Ballfields - 6-9pm	Advertising, Trophies, Shirts	\$500
July 3	CoG: Pickleball Tournament - Civic Ctr - 12-6pm	Advertising, Trophies, Shirts	\$1,000
July 3	CoG: Pickle Fest - Civic Ctr. Pk. Lot - 2-8pm	Advertising, artist fees, themed giveaways & prizes, portable toilets, sound & stage	\$12,000
July 4	CoG/Chamber: Kids Bike, Power Wheels, & Rideable Toys Parade before main parade - 4:30-5:00 p	Advertising, Trophies	\$500
July 4	CoG/Chamber: Parade - Main St - 5:30-7:00 p	Advertising, Trophies, City float(s)	\$2,500
July 4	CoG: Music, Food Trucks, bounce house, portable toilets, and vendors at July 4th Fireworks Festival, 7-10:00 pm	Advertising, artist fees, bounce houses, portable toilets, sound & stage	\$13,500
			Total \$30,000

City Attorney Thomas has reviewed this proposed expenditure and determined that it meets the requirement under law for the use of HOT funds based on the following: A primary focus of the events will be the attracting of tourists to the area. As the events span several days, they are expected to draw out-of-town/overnight visitors to the City. Many of the expenditures qualify as advertising and promotional programs to attract tourists. Other of the expenditures, qualify as expenses, including promotional expenses, directly related to a sporting event in which the majority of the participants are tourists who substantially increase economic activity at hotels and motels in the city (this category is available to cities located in a county with a population of one million or less). And finally, some of the expenditures qualify for the use of HOT funds because they are expenditures to encourage or promote the arts, including instrumental and vocal music, dance, graphics and craft arts, etc. Thus, this funding will cover all costs associated with the event. City staff time & labor are not included.

Financial Impact: Up to \$30,000 in HOT Funds; There is a sufficient amount in the HOT Funds to cover this expenditure.

Staff Recommendation: Staff recommends approving a resolution to disburse up to \$30,000 in Hotel Occupancy Tax funds to support the "Gatesville's USA 250 Celebration" events being held July 2 through 5, 2026.

Motion: Motion to approve **Resolution 2026-015**, disbursing up to \$30,000 in Hotel Occupancy Tax funds to support the "Gatesville's USA 250 Celebration" events being held July 2 through 5, 2026.

Attachments:

1. None

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 2/10/2026

Agenda Item 6

Resolution 2026-015

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 02/10/2026

Agenda Item 7

Ordinance 2026-02

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to adopt the 2021 International Existing Building Code.

Information:

The Building Inspector and Code Compliance Officials currently operates under the following code:

1. 2021 International Building Code
2. 2021 International Residential Code
3. 2021 International Fire Code
4. 2021 International Mechanical Code
5. 2021 International Plumbing Code
6. 2020 National Electrical Code
7. 2021 International Fuel Gas Code
8. 2021 International Energy Conservation Code
9. 2021 International Property Maintenance Code

The adoption of the 2021 International Existing Building Code encourages redevelopment of existing buildings and is specifically designed for existing structures, allowing flexibility that the IBC does not provide.

- Avoids forcing full compliance with new construction codes for older buildings
- Makes adaptive reuse and tenant finish-outs more feasible
- Reduces redevelopment costs, encouraging private investment
- Allow existing materials and systems to remain safe
- Supports historic preservation without sacrificing life safety
- Avoids unnecessary demolition caused by modern code conflicts
- Targets critical issues (egress, fire protection, structural integrity)

Result: Preservation of community character and historic assets.

Result: More projects move forward instead of remaining vacant or deteriorating.

The second reading was heard on January 27, 2026, Council voted to pass the ordinance to the next meeting. This will be third and final reading.

Financial Impact:

N/A

Date 02/10/2026

Agenda Item 7

Ordinance 2026-02

Staff Recommendation:

Staff recommends the adoption of the 2021 IEBC.

Motion:

Motion to approve **Ordinance 2026-02**, adopting the 2021 International Existing Building Code third and final reading.

Attachments:

- Draft Ordinance



CITY COUNCIL MEMORANDUM

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action for a Final Plat at 1015 Old Pidcock Road.

Information:

Trafalgar Homes has submitted a request for approval of a final plat for the property located at 1015 Old Pidcock Road, identified as the William Suggett Survey, Abstract No. 912, consisting of approximately 8.0 acres. The preliminary plat for the property was approved in June 2025, followed by a rezoning of the site to Multi-Family. The applicant has submitted plans for a 44-unit development consisting of five buildings as Phase 1 of the overall project. The Planning and Zoning Commission reviewed the request and recommended approval on February 2, 2026.

- Leasing Office – 1,240 sq. ft.
- Townhomes Building 1 & 4 – 5,848 sq. ft. each
 - 1 Bed Unit – 484 sq. ft.
 - 2 Bed Unit Traditional – 739 sq. ft.
 - 2 Bed Unit Designer – 776 sq. ft.
- Townhomes Building 2 & 3 (2-story) – 12,164 sq. ft. each
 - 1 Bed Unit – 607 sq. ft.
 - 2 Bed Unit Traditional – 913 sq. ft.
 - 2 Bed Unit Designer – 967 sq. ft.
 - 3 Bed Unit Designer – 1,200 sq. ft.
- Amenities
 - Swimming Pool
 - Dog Park

Staff Recommendation:

Staff recommends approval.

Motion:

Motion to approve the Final Plat for 1015 Old Pidcock Road, located in the William Suggett Survey, Abstract No. 912.

Attachments:

- Final Plat
- Site Plan
- Architectural Plans



Date 02/10/2026

Agenda Item 9

Ordinance 2026-01

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a request for a zoning designation for Residential Single-Family at 209 River Road.

Information:

Santiago Gonzales, the owner of the property addressed at 209 River Rd. annexed his property into the City of Gatesville and is now requesting a zoning designation of Residential Single-Family. The property is located in the Summer Addition and is approximately 3.46 acres.

Council asked about fencing around stock ponds; at this time, the City of Gatesville does not have any regulations within the Code of Ordinances that require a fence/barrier around ponds, bodies of water, stock tanks/ponds, water features, or detention/retention ponds. The City of Gatesville only regulates swimming pools/spas through the International Swimming Pool & Spa Code (ISPSC). This code nor does the International Residential and Building Code (IRC and IBC) regulate bodies of water. Bodies of water can only be regulated through local ordinances.

The second reading was heard on January 27, 2026, which was passed to the next meeting for the third and final reading (5-0-0).

Financial Impact:

N/A

Staff Recommendation:

Staff supports the zoning designation.

Motion:

Motion to approve **Ordinance 2026-01**, designating 209 River Rd. as Residential Single-Family Zoning, third and final reading.

Attachments:

- Zoning Map
- Public Notice (published 1/10/2026)
- Letter to property owners (mailed 12/31/2025) within 200-ft.
- Mailing list with response information
- Ordinance



Date 2/10/2026

Agenda Item 10

Resolution 2025-016

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a substandard case located at 1010 Saunders Street.

Information:

The structure located at 1010 Saunders Street meets the definition of a substandard building according to *Sec. 10-163. – Substandard buildings defined.*

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

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

This property currently has 15 liens filed on the property dating back to 2007 with a total amount due to \$3,093,86 not including the 10% annual interest. Property taxes are current. The owner has contacted me regarding the property expressing interest in paying off the liens and selling the property.

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

- Main structure – 1,671 sq. ft. built in 1955
 - 1 open porches – 112 sq. ft.
 - 1 Storage (complete stone structure) – 315 sq. ft.
 - Attached finished garage – 416 sq. ft.
 - 1 stone retaining wall

Financial Impact:

30,000

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 1010 Saunders St.

Date 2/10/2026

Agenda Item 10

Resolution 2025-016

Motion:

Motion to approve the demolition of all structures located at 1010 Saunders Street.

Attachments:

- Letter to owner
- Public notice filed with Coryell County Clerk
- Pictures

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

That the above stated recommendation is hereby approved and authorized.

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

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 2/10/2026

Agenda Item 11

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.

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. If passed to the next meeting, a letter will be mailed out to all property owners within 200-ft., a public notice will be published (newspaper and website), and a public hearing (2nd reading) will be conducted in accordance with Chapter 211 of the Local Government Code.

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, first reading.

Attachments:

- Application
- Zoning Map
- Survey