



DEVELOPMENT PACKET

Property Development Guidelines

Prepared by Gatesville Development Services
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Useful Links and references

Development Permit Application.

INTRODUCTION



This document was written to inform the public with a generalized understanding of the City of Gatesville’s development regulations.

This packet captures the main factors frequently encountered in development/construction projects. These elements range from zoning regulations to building codes, and from drainage criteria to off-site improvements.

This guide provides a clear roadmap to streamline permit approvals in harmony with adopted planning initiatives.

PROJECT-SPECIFIC CONSIDERATIONS

This document is only an initial guide to understanding the city's regulatory framework. It is important to note that various factors can significantly influence a particular project's unique requirements. These factors may include the scope of work, the capacity or availability of infrastructure to serve the site, and the intensity of proposed land uses.

We strongly encourage all stakeholders, including property owners, developers, and interested parties, to communicate with City Staff for a more specific and tailored understanding of the applicable regulations, guidelines, and processes.

ZONING REGULATIONS

The Zoning Code helps maintain the aesthetic and functional harmony of the city. These regulations dictate the type of structures and land uses permitted within specific areas called zoning districts. The color-coded districts are shown on the “Official Zoning Map”, a copy of which is available online. For any proposed development, it's important to follow the rules each zoning district requires.



What does Zoning Cover?

- These regulations detail specific land use categories such as commercial, residential, industrial, and agricultural.
- The Zoning Code also dictates the parameters of structure size, lot setbacks, parking requirements, and building density.
- Additionally, Zoning may establish special conditions for building in certain areas, such as historical preservation or natural conservation.

Can Zoning Change?

Suppose a proposed development does not comply with existing zoning regulations. In that case, the developer might need to apply for a variance, special exception, or a zoning map change. These requests are considered on a case-by-case basis by the Planning & Zoning Commission, the Board of Adjustments, and possibly the City Council.

LINK TO ZONING CODE & ZONING MAP:

<https://www.gatesvilletx.com/developmentservices/page/gatesville-zoning-code>

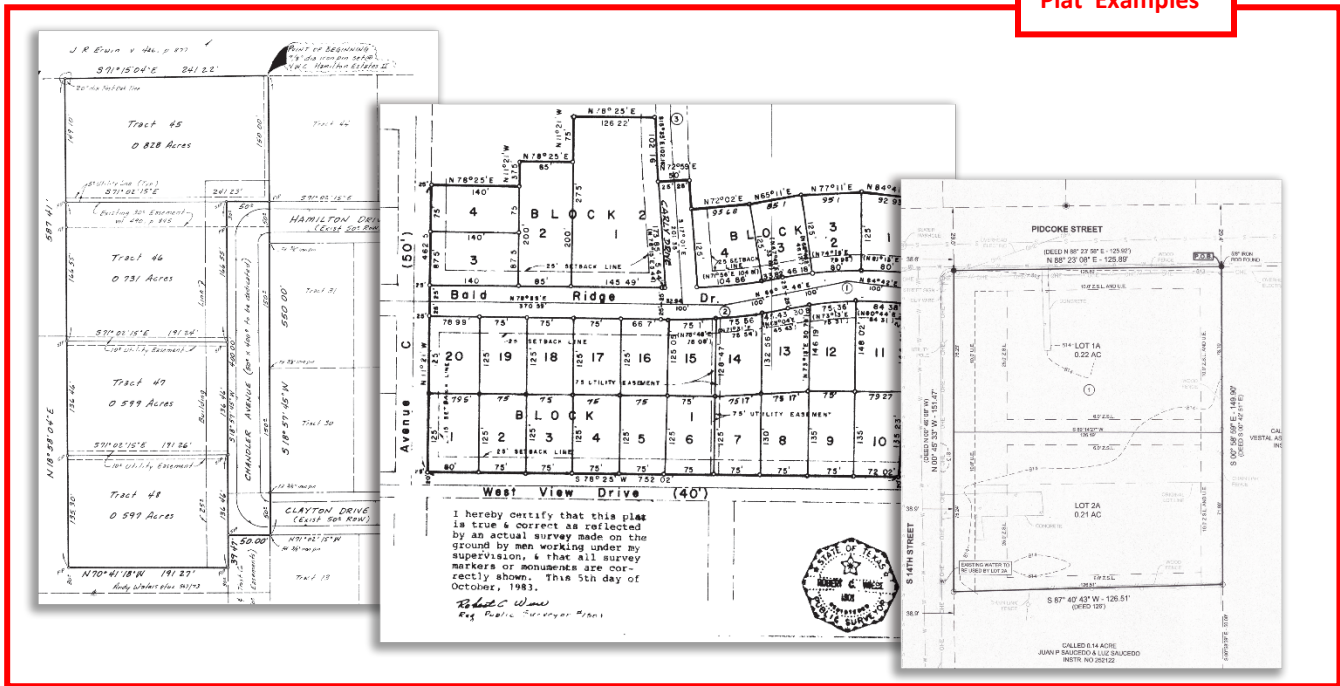
PLATTING

WHAT IS PLATTING?

Plats are a specific type of legal survey which establishes accurate boundary descriptions for real property. They are used for subdividing parcels into lots and for merging lots (and partial lots) together to form new lots.

Plats play a vital role in planning. They "clean-up" site boundaries and clarify ownership, providing a legal foundation for the development. Platting is a fundamental step, showing a detailed visual representation by accurately detailing lot lines, easements, rights-of-ways.

Plat Examples



WHEN ARE PLATS REQUIRED?

Depending on the nature of the proposed improvements and the site location, platting may be needed to merge multiple parcels into a single site or to divide large tracts into lots and blocks. In such cases, developers must adhere to the specific requirements outlined in the subdivision ordinance.

Please note that the platting process may require approval from the city's Planning and Zoning Commission and City Council. Developers should budget adequate time for review and revision in their project timeline. Specific platting requirements and processes can vary depending on unique site conditions.

We strongly advise consulting with the city planning department at the early stages of your project.

LINK TO PLATTING/SUBDIVISION REGULATIONS:

<https://www.gatesvillex.com/developmentservices/page/development-review>

CONSTRUCTION & SAFETY CODES

The building and safety codes represent a series of standards designed to ensure the safety, health, and general welfare of the occupants of buildings and structures within our city. Any development in the city, regardless of its scope or nature, complies with all adopted codes.

ADOPTED CODES:



2020 National Electric Code (NEC):

This code establishes the minimum standards for safe electrical installations. It must be adhered to in all electrical work for new constructions and renovations.



2021 International Building Code (IBC):

The IBC covers the construction of commercial buildings and multi-family residential structures. It outlines rules for structural safety, fire safety, plumbing, mechanical, and accessibility among others.



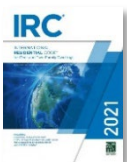
2021 International Plumbing Code (IPC):

The IPC governs the installation and inspection of plumbing systems, including sanitary and storm drainage, water supply, and related plumbing facilities.



2021 International Mechanical Code (IMC):

The IMC sets the standards for HVAC systems, exhaust systems, chimneys, ducts, and other mechanical systems within buildings.



2021 International Residential 1-2 Family Dwelling Code (IRC):

The IRC pertains to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, occupancy, location, removal, and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade.



2021 International Fire Code (IFC):

The IFC includes regulations to safeguard life and property from fires and explosion hazards. It covers fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, and hazardous materials storage and use.



2021 International Fuel Gas Code (IFGC):

The IFGC regulates the installation and inspection of fuel gas distribution piping and equipment, fuel-gas-fired water heaters, and water heater venting systems.



2021 International Conservation Code (IECC):

The IECC provides regulations to enhance the environmental health and sustainability of buildings. It sets the standards for energy efficiency in buildings, including the design of the building envelope, mechanical systems, lighting, and power systems.



2021 International Property Maintenance Code (IPMC):

The IPMC covers the maintenance of existing buildings. It regulates the condition and maintenance of all property, buildings, and structures to ensure that they do not pose a threat to the health, safety, and welfare of the public.

Developers and tradesmen are advised to familiarize themselves with these codes early in the planning process. Compliance ensures the legality of the project but also the safety and longevity of the structures. Violations can lead to substantial fines, delays, and potential legal issues.

It's important to remember that these codes are updated periodically, and developers should verify the most recent version with the city planning department prior to initiating any project.

LINK TO INTERNATIONAL CODE COUNCIL:

<https://www.iccsafe.org/>

LINK TO NATIONAL ELECTRIC CODE: (2020)

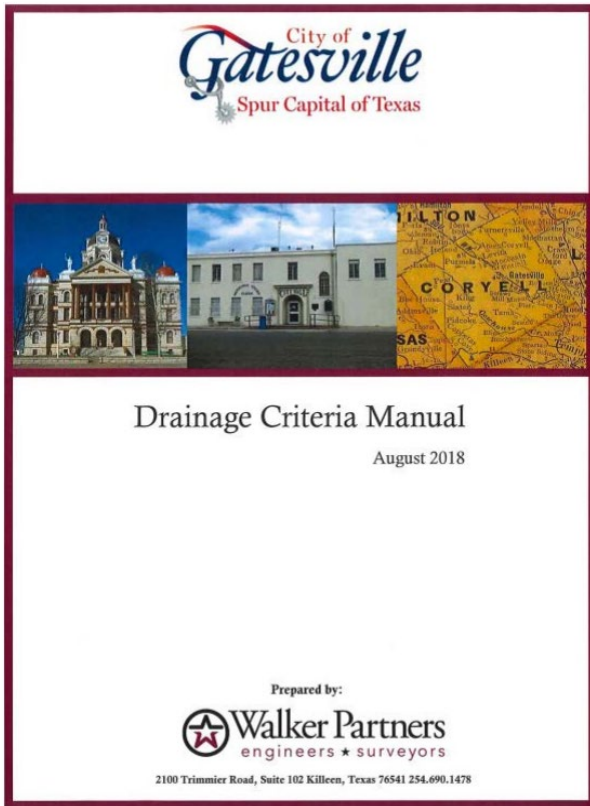
<https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=70>

DRAINAGE CRITERIA

Effective management of stormwater and drainage is a critical component of any development project within our city. The goal is to minimize the potential for flooding, erosion, and other detrimental impacts associated with stormwater runoff. Depending on the nature and scale of your development, you may be required to address specific drainage criteria as detailed in the city's Drainage Criteria Manual.

OBJECTIVE:

These criteria serve to guide the design and implementation of necessary drainage infrastructure, ensure the protection of water quality, and maintain the integrity of our natural waterways and systems. Key requirements typically include, but are not limited to:



Preparation of an engineered site-development plan:

If the proposed land-use may significantly affect drainage patterns or volumes, an engineered site-development plan may be required. This plan should clearly indicate how stormwater will be managed and should demonstrate that the development will not negatively impact neighboring properties or public infrastructure.

Identification of flood zones:

Your development must respect any flood hazards areas as designated by FEMA's Flood Insurance Rate Maps (FIRM). Any construction within these areas must comply with the City's Flood Protection Ordinance to protect life and property.

Construction of necessary drainage infrastructure:

Stormwater runoff mitigation strategies might include detention ponds, channels, culverts, storm drains, and other drainage features. This infrastructure must be designed to handle the 25 and 100 year storm events.

Erosion and sedimentation control measures:

These measures are typically addressed in a site grading plan. Addressing these factors is crucial during the construction phase, where exposed soils can be easily washed away by rain, leading to sedimentation in local waterways.

Each development is unique and may face specific drainage challenges. Early and open communication with the city's planning and engineering departments can help clarify the specific requirements for your project, help identify potential issues, and guide you through the process of meeting these essential regulations.

LINK TO THE DRAINAGE CRITERIA MANUAL:

<https://www.gatesvilletx.com/developmentservices/page/development-review>

NATIONAL FLOOD HAZARD LAYER

<https://www.fema.gov/flood-maps/national-flood-hazard-layer>.

LINK TO LOCAL CODE OF ORDINANCES, CHAPTER 22 FLOODS :

https://library.municode.com/tx/gatesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH22FL

OFF-SITE IMPROVEMENTS

All development has impacts beyond the boundaries of the property itself. This includes influence on public infrastructure such as streets, sidewalks, utilities, and even aesthetic elements like landscaping. Our city regulates these off-site improvements to ensure they are appropriately designed and constructed to maintain the safety, function, and aesthetic appeal of the public realm.

Such improvements are governed by Chapter 46 of the Code of Ordinances, with design and construction required to adhere to the city's adopted Engineering Design Standards. Depending on the nature of your project, you may be required to submit a separate permit for any work proposed outside your deeded property.



KEY ASPECTS MAY INCLUDE:

- **Street Improvements:**
This might involve widening existing streets, adding, or upgrading streetlights, or even constructing entirely new streets to ensure adequate access to and from your development.
- **Utility Infrastructure:**
Depending on your project, you may need to upgrade the water, sewer, or other utility lines, or even add new connections.
- **Pedestrian Facilities:**
These could include constructing new sidewalks, crosswalks, or pedestrian lighting to maintain safe and comfortable pedestrian access.

Off-site improvements are subject to rigorous scrutiny and regulation. We highly encourage developers to engage with the City early in the planning process to understand the potential implications of these requirements for their project.

LINK THE CODE OF ORDINANCES:

https://library.municode.com/tx/gatesville/codes/code_of_ordinances

LINK THE ENGINEERING DESIGN STANDARDS:

<https://www.gatesvilletx.com/developmentservices/page/development-review>

NEXT STEPS & RECOMMENDATIONS

1 REVIEW THE CODES.

Reviewing our city's development regulations to gain understanding of the potential regulatory requirements for your project.

2 PRE-PROJECT CONSULTATIONS.

Request a preliminary meeting with Development Services.

- We strongly recommend that you communicate with our city staff, to ensure your project is guided in the right direction from the outset.
- This interaction could save considerable time, effort, and resources by preempting potential regulatory challenges and providing early guidance for project planning and design.

3 FILE AN APPLICATION.

Filing an application kickstarts all development processes. Without an application staff cannot approve or review any proposal, even those that have been previously discussed in any preliminary meeting.

- Be sure to submit all documentation required, incomplete applications cannot be processed or reviewed by staff.
- Following any submission, applications are reviewed for completeness and subsequently for regulatory compliance.

Construction may only begin after full approvals have been granted. Starting work before acquiring approvals can have significant consequences to include delays, substantial fines, penalties, and legal issues.

We look forward to collaborating with you on your development journey in our city. Whether it's a zoning application, platting request, a building permit application, or off-site improvements, our staff can assist you at each step of this process.

Contact Us

Development Services Office:

803 E Main Street, Gatesville TX 76528
(City Hall - 8th Street Entrance)
254.865.8951

Hours of Operation:

Monday through Friday
8 am to 5 pm
Excluding Holidays

USEFUL LINKS & REFERENCES

For further understanding of the development process and to stay updated with any changes in regulations and codes, the following resources and references can be quite beneficial. Please note that while these resources are valuable, they may not cover every possible scenario or requirement for your specific project. We strongly encourage early consultation with city staff to ensure your project's compliance with all applicable regulations.

CITY MAPPING PAGE

<https://www.gatesvilletx.com/developmentservices/page/maps>

GATESVILLE COMPREHENSIVE PLAN (includes Future Land Use Plan)

<https://www.gatesvilletx.com/developmentservices/page/comprehensive-planning>

NATIONAL FLOOD HAZARD LAYER

<https://www.fema.gov/flood-maps/national-flood-hazard-layer>

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ZONING REGULATIONS:

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DRAINAGE CRITERIA MANUAL:

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INTERNATIONAL CODE COUNCIL:

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