



Office of the Mayor
Gatesville, Texas

Proclamation

CHILD ABUSE PREVENTION MONTH

WHEREAS, *children are the embodiment of dreams and aspirations for the future and, as such, deserve to grow and develop in nurturing environments, free from fear and victimization; and*

WHEREAS, *child abuse and neglect can be reduced by making sure each family has the support it needs in raising their children in a safe, nurturing environment; and*

WHEREAS, *our society has a responsibility to protect our children and help them thrive in a safe environment, as every child is entitled to be loved, cared for, feel secure and be free from verbal, sexual, emotional, and physical abuse and neglect; and*

WHEREAS, *effective child abuse prevention programs succeed because of partnerships among families, social service agencies, schools, religious and civic organizations, law enforcement agencies, and the business community.*

NOW, THEREFORE, I, Gary Chumley, *by virtue of the power and authority vested in me as Mayor of the City of Gatesville do hereby declare the month of May 2026, as*

“CHILD ABUSE PREVENTION AND AWARENESS MONTH”

PROCLAIMED this 14th day of April, 2026.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Mayor, Gary Chumley

ATTEST:

Holly Owens, City Secretary

**CITY COUNCIL MEETING
MARCH 24, 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 **5:33 P.M.** THIS **24TH DAY OF MARCH 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, Chad Newman, Lori McLaughlin, Jessica Stiles, Lee Walters, Bobby Buster, Robert Featherston, and Shea Harp.

OTHERS: Leo Corona, Brandon Gibbs, Carrington Silva, Jay Smith, Diane Burnett, Roger Miller, Ken Mallach, Phil Gregory, Willie Taylor, Kelsey Sage, Chris Sam, Ethan Arther, Dustin Smallridge, David Miller, Joseph Schrode, Chris Miller, Tristen Byrd, and Tina Zimmerman.

3. **INVOCATION:** Greg Casey 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.

RECOGNITION OF MERITORIOUS SERVICE

Mayor Gary Chumley and City Manager Brad Hunt presented all the first responders and the Gatesville Volunteer Fire Department with a Meritorious Service Certificate for the hard work they displayed during the Gatesville Town Square Fire.

EXECUTIVE SESSION

4. Recess Regular Meeting and Call for an Executive Session – Closed Meeting.

City Council entered into Executive Session at 5:43 P.M.

*The City Council of the City of Gatesville will convene into a closed Executive Session pursuant to **Texas Government Code section 551.087** (Deliberation Regarding Economic Development Negotiations)*

5. End Executive Session and Reconvene the Open Meeting.

City Council reconvened the Regular Meeting at 6:04 P.M.

6. Discussion and possible action to provide directions to the City Manager regarding matters discussed in Executive Session.

380 AGREEMENT: Motion by Greg Casey, seconded by Jon Salter to authorize Brad Hunt to enter into a 380 Agreement with GRT-1, LLC d/b/a Crescent Townhomes. All six voting “Aye”, motion passed, 6-0-0.

CONSENT:

7. 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 2026-025:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **March 10, 2026**.

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

OTHER BUSINESS:

8. Discussion and possible action regarding the audit for the City of Gatesville.

Cameron Aaron with Pattillo Brown and Hill came forward to answer questions regarding the audit.

RESOLUTION 2026-030: Motion by Aaron Smith, seconded by Kalinda Westbrook to **ACCEPT** the **Fiscal Year 2025 Annual Comprehensive Financial Report** by Pattillo Brown and Hill. All six voting “Aye”, motion passed, 6-0-0.

9. Discussion and possible action regarding FAA Master Plan.

RESOLUTION 2026-031: Motion by Kalinda Westbrook, seconded by Joe Patterson to **ADOPT** a resolution to request financial assistance and program management from the Texas Department of Transportation Aviation Division and committing matching funds of up to \$30,000. All six voting “Aye”, motion passed, 6-0-0.

10. Discussion and possible action of Hotel Occupancy Tax Funds Disbursement.

Tina Zimmerman with the Gatesville Chamber of Commerce came forward to explain the expenses that will be covered by the Hotel Occupancy Tax Funds.

RESOLUTION 2026-032: Motion by Travis VanBibber, seconded by Jon Salter to **APPROVE RESOLUTION 2026-032**, disbursing \$8,500 in Hotel Occupancy Tax Funds to the Gatesville Chamber of Commerce, and \$5,000 in Hotel Occupancy Tax Funds to the Gatesville Riding Club. All six voting “Aye”, motion passed, 6-0-0.

11. Discussion and possible action regarding Planning & Zoning Commission and Building Standards Commission application.

RESOLUTION 2026-033: Motion by Greg Casey, seconded by Aaron Smith to **APPROVE RESOLUTION 2026-033, APPOINTING** Mance Wurtz to Place 7 of the Planning & Zoning Commission/Building Standards Commission and re-appointing John Westbrook to Place 6 and Yvonne Williams to Place 4.

12. Discussion of the Zoning Ordinance Articles IX.

Holly Owens came forward to explain the Lighting portion of Article IX. This was a discussion item only and no action was taken.

13. City Manager Report.

Brad Hunt came forward to present the City Manager’s Monthly Report. This was a discussion item only and no action was taken.

14. City Council adjourned at 7:16 P.M.

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens



FY 2025-2026
Monthly Financial Report
FEBRUARY
2026

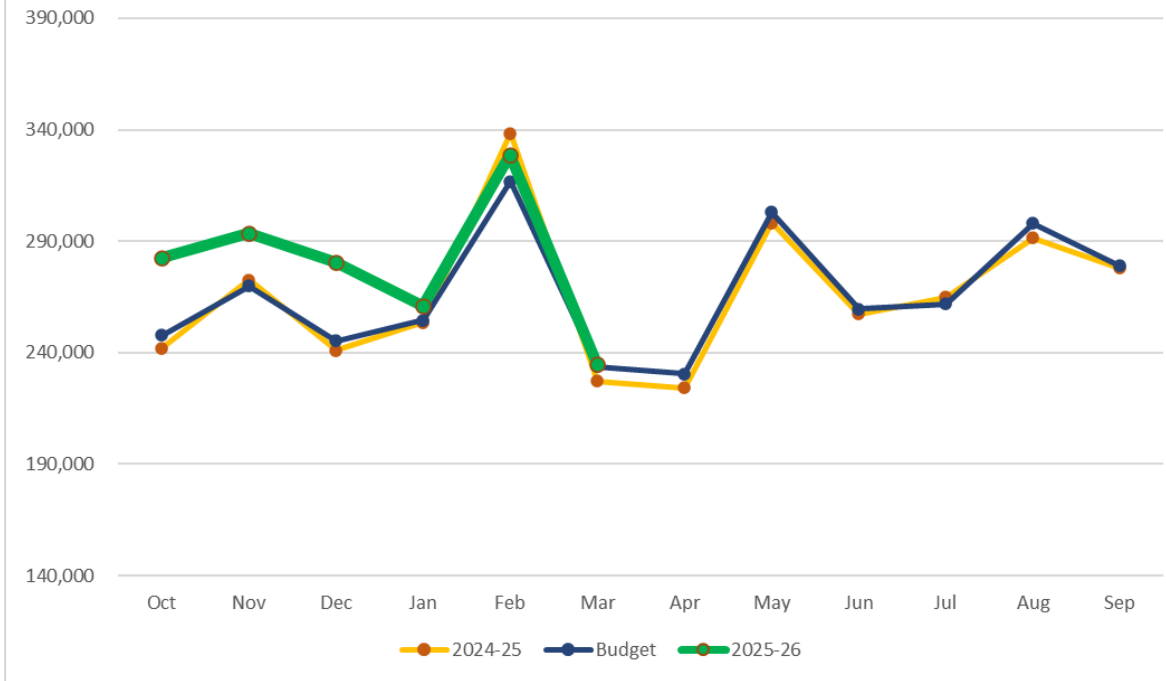


General Fund

Revenues	FEBRUARY	2025-26 Budget	2025-26 YTD	% YTD
AV Taxes	896,684	3,207,455	3,055,224	95.3%
Sales Tax	328,665	3,200,000	1,446,310	45.2%
Franchise Fees	76,776	822,000	301,040	36.6%
Fines & Fees	13,158	152,000	60,450	39.8%
Other taxes	1,004	15,000	5,399	36.0%
Licenses & Permits	8,362	183,100	81,046	44.3%
Rental Income	950	52,000	18,375	35.3%
Parks & Rec	65,237	460,000	185,529	40.3%
Misc. Revenues	11,851	161,500	58,810	36.4%
Intergovernmental	31,868	403,879	159,338	39.5%
Inter fund Transfers	47,657	599,526	238,336	39.8%
TOTAL REVENUES	1,482,210	9,256,460	5,609,856	60.6%

Expenditures	JUNE	2025-26 Budget	2025-26 YTD	% YTD
LIBRARY	30,831	342,872	131,883	38.5%
ADMINISTRATION	145,174	1,491,849	683,358	45.8%
PLANNING	77,207	379,948	179,201	47.2%
POLICE	221,394	3,126,649	1,281,263	41.0%
COURT	12,672	165,292	68,815	41.6%
FIRE	28,879	370,678	153,880	41.5%
STREET	95,696	1,338,501	590,617	44.1%
FLEET SERVICES	3,871	158,589	72,136	45.5%
BUILDING INSPECTIONS	56	0	116	0.0%
PARKS & RECREATION	48,639	824,137	298,014	36.2%
FT HOOD REC MGMT	21,910	371,459	96,862	0.0%
FITNESS CENTER	49,872	345,283	139,750	40.5%
SWIMMING POOL	5,071	123,848	11,713	9.5%
CIVIC CENTER	9,840	114,352	48,225	42.2%
TRANSFER EXPENSE	0	102,003	0	0.0%
TOTAL EXPENDITURES	751,114	9,255,460	3,755,834	40.6%
Gain (Loss)		1,000	1,854,022	

FY 26 Monthly Sales Tax



Expenditures	Budget	YTD	
Salaries	\$4,694,734	\$1,727,616	36.8%
Benefits	\$1,383,553	\$442,044	31.9%
Professional Services & Training	\$693,736	\$311,609	44.9%
Utilities	\$288,620	\$171,151	59.3%
Materials & Supplies	\$403,595	\$162,015	40.1%
Maintenance & Operations	\$1,357,905	\$721,037	53.1%
Lease & Rental	\$165,996	\$106,255	64.0%
Miscellaneous	\$49,062	\$8,830	18.0%
Grant Expenses	\$0	\$0	0.0%
Debt Service	\$68,112	\$10,090	14.8%
Transfers	\$102,003	\$0	0.0%
Capital Outlay	\$48,144	\$95,187	197.7%
Total Expenditures:	\$9,255,460	\$3,755,834	40.6%

- Sales tax collections YTD are meeting budget, and slightly higher than prior year.
- Property tax collections are as expected for YTD.
- License and Permits revenues are elevated due increased development activity.
- Lease and Rental is elevated due to annual software renewals.
- Capital outlay is increased due to double lease payments for new street equipment, is offset by trade in.

Water & Sewer Fund

	FEBRUARY	2025-26 Budget	2025-26 YTD	% YTD
Water				
Revenues				
Water Sales				
Residential	209,774	2,728,209	896,747	32.9%
Commercial And Institutional	226,773	3,685,563	997,311	27.1%
Wholesale	79,513	1,404,183	386,882	27.6%
Connections & Installs	409	31,300	12,018	38.4%
Misc.	5,918	71,000	27,427	38.6%
Subtotal	<u>522,388</u>	<u>7,920,255</u>	<u>2,320,385</u>	29.3%
Expense				
Distribution & Collections				
Personnel	63,046	783,874	309,395	39.5%
O&M	32,535	516,924	204,534	39.6%
Debt Service	-	221,225	194,450	
Capital Outlay	970	1,659,852	970	0.1%
Production				
Personnel	46,838	609,216	230,799	37.9%
O&M	81,699	1,892,096	516,347	27.3%
Debt Service	107,260	936,977	148,388	
Capital Outlay	-	1,178,660	192,330	16.3%
Subtotal	<u>332,348</u>	<u>7,798,824</u>	<u>1,797,214</u>	23.0%
Sewer				
Revenues				
Sewer Fees				
Residential	154,864	1,949,999	649,655	33.3%
Commercial And Institutional	225,370	2,874,730	948,792	33.0%
Connections & Installs	6,034	9,300	22,637	243.4%
Misc.	479	29,000	6,278	21.6%
Subtotal	<u>386,746</u>	<u>4,863,029</u>	<u>1,627,363</u>	33.5%
Expense				
Personnel	60,153	656,198	281,112	42.8%
O&M	106,221	1,237,321	495,320	40.0%
Debt Service	42,048	945,366	42,248	
Capital Outlay	139,444	10,546,705	1,634,540	15.5%
Subtotal	<u>347,866</u>	<u>13,385,590</u>	<u>2,453,219</u>	18.3%
Sanitation				
Revenues	76,083	905,868	380,199	42.0%
Expense	75,389	879,000	379,537	43.2%
Non Departmental				
Revenues				
Grants & reimbursements	-	9,842,551	1,299,334	13.2%
Interest	21,321	153,600	121,220	78.9%
Subtotal	<u>21,321</u>	<u>9,996,151</u>	<u>1,420,555</u>	14.2%
Expense				
Transfers and Franchise fees	80,509	982,363	414,137	42.2%
Grand Total				
Revenues	1,006,538	23,685,303	5,748,501	24.3%
Expense	836,112	23,045,777	5,044,108	21.9%
Gain (Loss)	170,426	639,526	704,393	

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

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

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

-Major capital expenses continue to be Stillhouse rehab phase 1

Airport Fund

		FY26	YTD	% of
		Budget	FEBRUARY	Budget
AIRPORT REVENUE				
060-4-101-4203	RECEIPTS OF GAS/OIL SAL	23,000	5,208	22.6%
060-4-011-4302	RECEIPTS OF HANGAR RENT	28,500	17,200	60.4%
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	-	2,268	
TOTAL REVENUE		\$ 56,500	\$ 115,049	203.63%

EXPENDITURES				
060-5-150-10080	CONTRACT SERVICES	7,200	451	6.3%
060-5-150-20010	UTILITIES	6,000	1,922	32.0%
060-5-150-20020	MAT., SUP., & PRINTING	1,000	1,022	102.2%
060-5-150-20045	PROP, LIAB, WC INSURAN	3,700	4,013	108.5%
060-5-150-20090	EQUIPMENT PURCHASE	-	-	
060-5-150-20170	CREDIT CARD SERV FEE	450	119	26.5%
060-5-150-30010	GAS & OIL	-	-	
060-5-150-30015	FUEL FOR RESALE	20,000	4,130	20.6%
060-5-150-30020	MISCELLANEOUS	600	-	0.0%
060-5-150-30070	SOFTWARE MAINT. AGREEMENT	1,195	-	0.0%
060-5-150-40010	CAPITAL OUTLAY	100,000	-	0.0%
060-5-150-50010	REPAIRS & MAINTENANCE	15,550	4,083	26.3%
060-5-150-61415	GRANT EXPENDITURES	-	-	
TOTAL EXPENSES		\$ 155,695	\$ 15,741	10.11%

Gain (Loss)

99,308

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

Hotel Occupancy Tax (HOT) Fund

HOT FUND REVENUE		FY26	YTD	% of
		Budget	FEBRUARY	Budget
040-4-008-4400	INTEREST	8,000	14,488	181.1%
040-4-008-4500	Prior Year Resources	-	-	
040-4-008-4950	HOTEL OCCUPANCY TAX	150,000	110,586	73.7%
TOTAL REVENUE		\$ 158,000	\$ 125,074	79.16%

EXPENDITURES				
040-5-138-60010	TRANSFER TO GENERAL FUND	\$ 28,000	-	0.0%
040-5-138-61000	CVB CENTER EXPENSES	\$ 96,000	5,212	5.4%
040-5-138-61010	ADVERTISING	\$ 18,500	21,740	117.5%
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%
TOTAL EXPENSES		\$ 258,150	\$ 86,952	33.68%

* Budget reflects amendments in progress

Gain (Loss) **38,122**

Court Technology and Security Fund - 022

REVENUE		FY26	YTD	% of
		Budget	FEBRUARY	Budget
022-4-001-4341	TECHNOLOGY FINES @COURT	5,200	-	0.0%
022-4-001-4342	COURT BLDG SECUR.FINES	5,000	-	0.0%
022-4-001-4344	TRUANCY PREVENT & DIVERSION	2,800	2,163	77.2%
022-4-001-4345	TIME PAYMENT FEES	-	1,179	
022-4-001-4346	COURT TECH/BLDG SECURITY	-	3,689	
022-4-001-4350	MUN JUROR REIMB OR SERVIC	50	41	82.3%
022-4-001-4400	INTEREST	350	1,451	414.7%
TOTAL REVENUE		\$ 13,400	\$ 8,522	63.60%

EXPENDITURES				
022-5-002-20185	COURTROOM SECURITY	7,715	-	0.0%
022-5-002-20186	COURT TECHNOLOGY EXP.	450	267	59.3%
022-5-002-20188	TRUANCY PREVENTION EXP	-	-	
022-5-002-20195	COURT JUROR REIMB EXP	200	-	0.0%
022-5-002-20197	COURT TECH/BLDG SECURITY	-	-	
TOTAL EXPENSES		\$ 8,365	\$ 267	3.19%

Gain (Loss) **8,255**

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 4/14/2026

Agenda Item 7c

Resolution 2026-037

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Chief Jeff Clark

Agenda Item: Gatesville Square Relief Benefit

Information: Amber Tippit, Yvonne Williams, and Robbie Williams will host a Square relief event on Saturday April 25th, 2026 from 10 am until 11:59 pm. The event will have vendors, food trucks, and concerts throughout the event. The event will take place around the courthouse and will require road closures around the area with the requested closure time for the roads at 6 am. The requested road closures will be 6th Street at Main Street, 6th Street at E. Leon, 7th Street at Main Street, 7th Street at Bridge Street, E Leon Street at 5th Street, and Bridge Street at 8th Street. See the enclosed map for details on the closures. The event also requests the presence of 2 uniformed patrol officers from 10am to 12:00 pm during the event.

Financial Impact: Approximately \$1400.00 for the 2 patrol officer salaries.

Staff Recommendation: Staff recommends approval of the event.

Motion: Motion to approve Resolution 2026-037 closing the square on April 25, 2026 for the Special Event.

Attachments:

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

That the above stated recommendation is hereby approved and authorized.

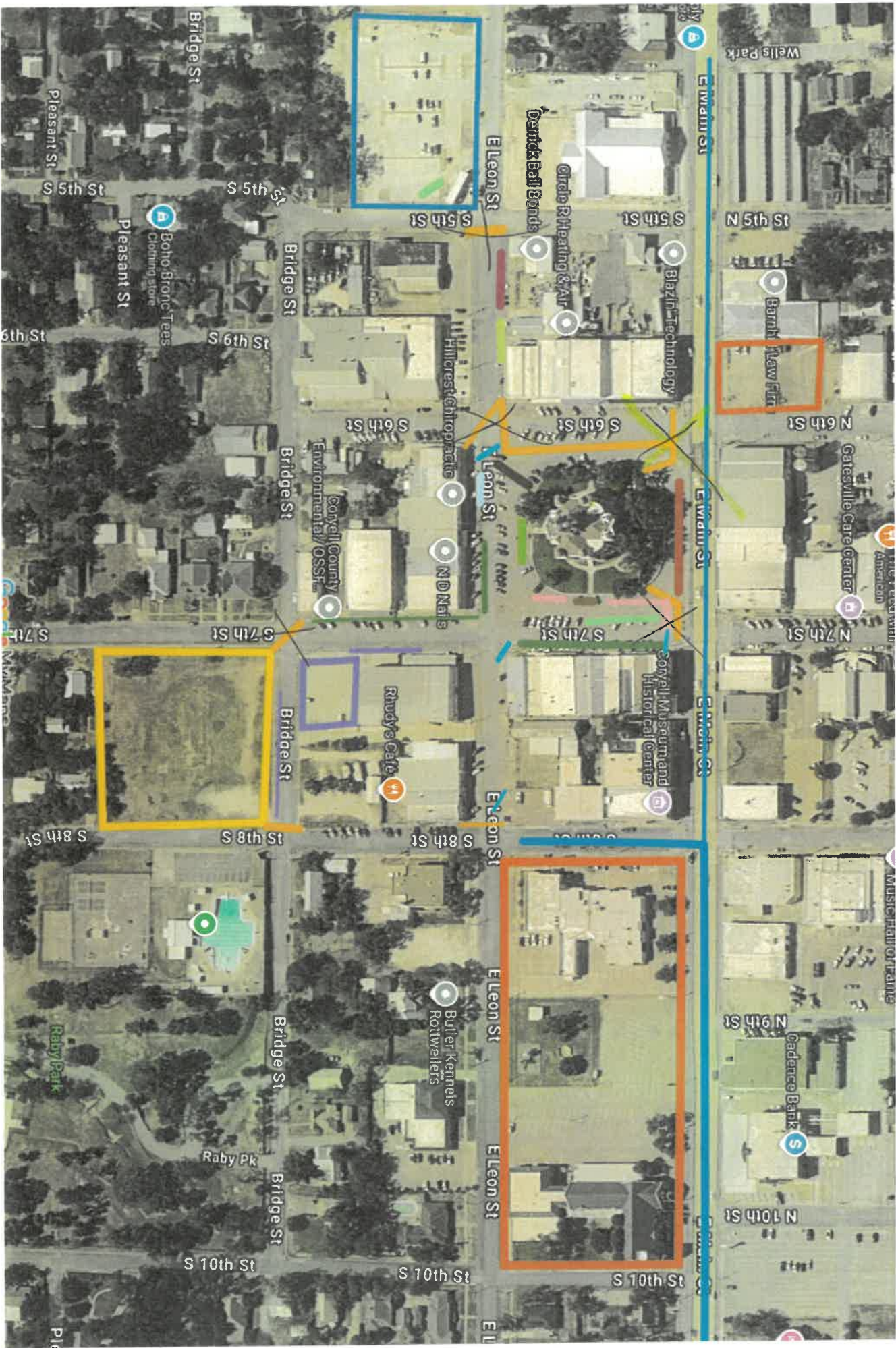
PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Wells Park

N 5th St

N 6th St

N 7th St

N 9th St

N 9th St

N 10th St

E Main St

S 5th St

Circle R Heating & Air

David's Ball Bonds

S 6th St

S 7th St

S 8th St

S 8th St

S 10th St

Blazin' Technology

Hillcrest Chiropractic

ND Nat's

Butler Kennels
Rotweilers

S 10th St



Boho Bronx Tees
Clothing store

Corvallis County
Environmental/OSSF

Corvallis Museum and
Historical Center

Cadence Bank

Raby Park

Raby Park

MUSIC HALL OF FAME

AMERICAN

Gatesville Care Center

Barnes New Firm



Date 4/14/2026

Agenda Item 8

Resolution 2026-038

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager; Seth Phillips, Parks and Recreation Director

Agenda Item: Discussion and Possible Action Regarding a Resolution re-committing matching funds for the Texas Parks & Wildlife Local Park, Small Community Recreation Grant

Information:

The Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. Once funded, all grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public.

Council approved Phase 1 of upgrading all ballfield lights to LED "Musco" lighting on August 22, 2023. The project was broken into phases due to costs associated with full construction. The Phase 1 lights were installed as approved at three athletic fields - Bob Arnold, James Box, Chuck Hyles. Phase 2 was approved by Council to be funded through HOT funds on July 8, 2025 as part of a TPWD 50/50 Grant. Staff now recommends the matching funds come from the General Capital Improvement Fund instead of the HOT fund.

Financial Impact: potentially \$149,500 in grant funding, with another \$149,500 from Capital Improvement Fund funds to support the total estimated project cost of \$299,000.

Staff Recommendation: Staff recommends adopting this resolution for the TPWD Local Parks Grant, and re committing matching funds of up to \$150,000.

Motion: Motion to approve **Resolution 2026-038**, supporting application for the TPWD Local Parks Grant, and re committing matching funds of up to \$150,000.

Attachments: N/A

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

That the above stated recommendation is hereby approved and authorized.

Date 4/14/2026

Agenda Item 8

Resolution 2026-038

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 4/14/2026

Agenda Item 9

Resolution 2026-039

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsma, Deputy City Manager

Agenda Item: Discussion and possible action regarding renewing the depository agreement with Huntington (formerly Cadence) Bank for one year.

Information:

The intent of this Agenda Item is to seek City Council's approval to renew the Depository Services Agreement with Huntington Bank (formerly Cadence) under the same terms and conditions for the period beginning May 1, 2026 through April 30, 2027. On April 12, 2022, the City Council approved the Bank Depository Agreement with Huntington Bank (formerly Cadence). The City of Gatesville accepted applications for bank depository services for 3 years, beginning May 1, 2022, with the option to extend the agreement for an additional 2 years, 1 year at a time, based upon performance. If approved, this will be the last renewal of the agreement. Per state law, the city is required to advertise for RFP's for banking services every 5 years.

Financial Impact:

Staff Recommendation:

The staff recommends that the city council renew the depository agreement with Huntington Bank (formerly Cadence) under the same terms and conditions for the period beginning May 1, 2026 through April 30, 2027. The bank has provided excellent service, and has adjusted the earned interest rate to a floating rate of Fed Funds-110bps, while maintaining a flat \$500 per month fee for account services and providing free check stock.

Motion:

I move to extend the Depository Services Agreement with Huntington Bank under the same terms and conditions for the period beginning May 1, 2026 through April 30, 2027.

Attachments:

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

That the above stated recommendation is hereby approved and authorized.

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

Date 4/14/2026

Agenda Item 9

Resolution 2026-039

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary

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 wayfinding and marker signs for the Downtown Historic District.

Information:

On January 20, 2026, the National Park Service listed the Gatesville Downtown Historic District in the National Register of Historic Places. In spite of the March 16 fire, interest remains high in developing the downtown area and the City can take certain steps to promote tourism and commerce there.

One key step would be the installation of signage to encourage and direct visitors to downtown.

Figure 1 below depicts 22 potential locations for “National Register Downtown Historic District” signs, positioned to advertise the District and promote tourism and commerce there.

Fig. 1

Approximate locations for “National Register Downtown Historic District” pole-mounted signs
Total = 22

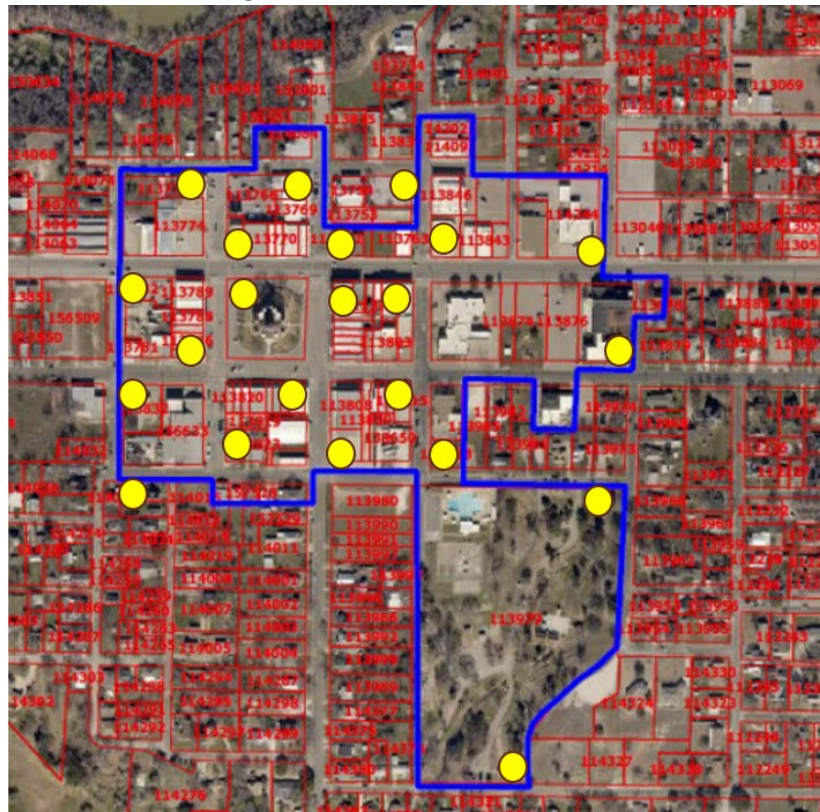


Figure 2 below depicts nine potential locations for wayfinding signs, positioned throughout the City of Gatesville to advertise the District and promote tourism and commerce primarily in downtown.

Fig. 2

↑1 E/B US 84 , just east of FM 116: Downtown Historic District; Library; City Parks; Gov't. Offices

2 E/B Main St. just west of 6th St.:

→ Raby Park & City Pool; Faunt Le Roy Park; Coryell Co. Offices; Sheriff's Office; Coryell Museum
← City Hall; City Auditorium; Library; Police Dept.

3 W/B Main St. just east of 8th St.:

→ City Hall; City Auditorium; Library; Police Dept
← Raby Park & City Pool; Faunt Le Roy Park; Coryell Co. Offices; Sheriff's Office; Coryell Museum

←4 W/B Main St. facing south to Bus. 36 intersection: Downtown Historic District; Library; City Parks; Museum & Gov't. Offices

↑5 & 7 W/B Main St. facing east: Downtown Historic District; Library; City Parks; Museum & Gov't. Offices

→6 S/B HWY 36 Service Rd.: Downtown Historic District; Library; City Parks; Museum & Gov't. Offices

→8 S/B HWY 36, just north of Bus. 36: Downtown Historic District; Library; City Parks; Museum & Gov't. Offices

←9 N/B HWY 36 just south of Bus. 36: Downtown Historic District; Library; City Parks; Museum & Gov't. Offices

Locations for Wayfinding Signs



Figure 3 below depicts potential designs.

Fig. 3



Staff researched the cost of wayfinding signs and Historic District marker signs by contacting several companies that specialize in this type of work. We found that the cost estimates for potential projects ranged from \$70,000 to \$150,000. None of the project estimates included installation costs, but all included a branding study, design work, site implementation plans, and all data necessary to order and install signs.

A proposed maximum expenditure of \$150,000 in HOT funds would ensure that all phases of the design and implementation process were covered, with the goal to use the same allotment for a significant portion of the ensuing installation costs. If this funding is approved, then staff will work to issue an RFP and will bring the results to a future council meeting for final approval of the vendor.

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:

- Under Texas Tax Code Chapter 351, HOT funds may be used for expenditures that directly promote tourism and the convention and hotel industry and fit within one of the categories of expenses allowed by state law. With regard to the categories, (1) Wayfinding signage qualifies as does (2) Historical preservation projects or activities including signage or markers for historical facilities within the City.
- City staff time & labor are not included.

Financial Impact: Up to \$150,000 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 \$150,000 in Hotel Occupancy Tax funds to support the design and implementation of wayfinding and marker signs for the Downtown Historic District.

Motion: Motion to approve **Resolution 2026-040**, disbursing up to \$150,000 in Hotel Occupancy Tax funds to support the design and implementation of wayfinding and marker signs for the Downtown Historic District.

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 4/14/2026

Agenda Item 10

Resolution 2026-040

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 4/14/2026

Agenda Item 11

Resolution 2026-041

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Robert Ferguson, Training Lieutenant, Gatesville Fire Department

Agenda Item: Acceptance of Grant Funding for Fire Department Equipment

Information:

The Gatesville Fire Department has been awarded grant funding through the Firehouse Subs Public Safety Foundation to assist in the purchase of critical personal protective equipment. This funding will be used to acquire 25 Self-Contained Breathing Apparatus (SCBA) facepieces and 2 additional SCBA packs to improve firefighter safety, operational efficiency, and hygiene.

Currently, the department operates with a limited number of SCBA facepieces that are shared among personnel. This creates concerns related to proper fit, sanitation, and response readiness. The addition of individually assigned facepieces will ensure a better seal, reduce cross-contamination, and improve overall firefighter performance during emergency operations.

This grant represents an opportunity to enhance firefighter safety without placing additional financial burden on the City.

Financial Impact:

The total grant award is \$27,470.

- Grant Funding: \$27,470
- City Contribution: \$0

There is no negative financial impact to the City's general fund associated with accepting this grant.

Staff Recommendation:

Staff recommend approval of this resolution to formally accept the grant funding. This investment will directly improve firefighter safety and operational capability while leveraging outside funding sources.

Motion:

Motion to approve Resolution 2026-041, accepting the Firehouse Subs grant to assist in purchasing critical personal protective equipment for the Volunteer Gatesville Fire Department.

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

That the above stated recommendation is hereby approved and authorized.

Date 4/14/2026

Agenda Item 11

Resolution 2026-041

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



FOR IMMEDIATE RELEASE

Contact:

Robert Ferguson
Training Lieutenant, Gatesville Fire Department
(254) 865-6416
Rferguson@gatesvilletx.com

**Gatesville Fire Department Strengthens Emergency Response Thanks to
Firehouse Subs Public Safety Foundation® Grant**

*Grant is part of more than \$107 million awarded by the Firehouse Subs Public Safety
Foundation® to support public safety across the U.S.*

GATESVILLE, Tex. (April 6, 2026) – As first responders continue serving Gatesville and the surrounding communities, it is essential that Gatesville Fire Department has the tools needed to respond effectively in emergencies. The [Firehouse Subs Public Safety Foundation®](#) has recognized this need and recently awarded the department a **\$27,470** grant to purchase **25 MSA SCBA (self-contained breathing apparatus) masks and two G1 SCBA packs.**

The 25 new SCBA masks and packs will directly benefit the firefighters of the Gatesville Fire Department by providing modern, reliable respiratory protection that improves safety, accountability, and operational effectiveness. Individual firefighters will benefit from properly-fitted and assigned SCBA facepieces, reducing exposure risks and response delays. The community served by the department will also benefit through improved emergency response capabilities, enhanced firefighter safety, and increased readiness during structure fires, rescues, and other hazardous incidents. By strengthening SCBA capacity, this grant helps ensure firefighters can safely and effectively protect life and property throughout the department's service area.

“We are extremely grateful to the Firehouse Subs Public Safety Foundation and our local Firehouse Subs® restaurant in Temple for this vital support,” said Robert Featherston, Fire Chief, Gatesville Fire Department. “Having reliable, up-to-date equipment enhances our ability to protect lives and better serve our community.”

For more than 20 years, charitable donations have powered the Firehouse Subs Public Safety Foundation's mission to support first responders and public safety organizations nationwide. Since 2005, the Foundation has awarded **more than 7,200 grants totaling over \$107 million** to public safety organizations.

To learn more or support the mission, visit any Firehouse Subs restaurant or the Firehouse Subs Public Safety Foundation website at [FirehouseSubsFoundation.org](https://www.FirehouseSubsFoundation.org).

###

About Firehouse Subs Public Safety Foundation®

Established in 2005 by the founders of Firehouse Subs®, the Firehouse Subs Public Safety Foundation® is a 501(c)(3) non-profit organization dedicated to providing lifesaving equipment, prevention education, scholarships and continued education, and disaster relief to first responders and public safety organizations, as well as support for military veterans.

Since its inception, the Foundation has awarded more than \$107 million to hometown heroes in all 50 states and Puerto Rico. Support for Canadian first responders is provided through the Firehouse Subs Public Safety Foundation of Canada®. The Foundation holds a four-star rating from Charity Navigator, the organization's highest designation. More than 70% of funds raised come directly from the generosity of Firehouse Subs guests and the restaurant brand.



CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council
From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to appoint members to the Planning and Zoning Commission/Building Standards Commission.

Information: The Planning and Zoning Commission / Building Standards Commission consists of seven members that serve for two (2) years. The commission members are appointed by Resolution and approved by the City Council.

Terms of Office: The terms of four (4) of the members shall begin on May 1st of each odd-numbered year and expire on April 30th two years thereafter and the terms of three of the members shall begin on May 1st of each even-numbered year and shall expire on April 30th two years thereafter. The members of the Commission shall be identified by place numbers one (1) through seven (7). The odd-numbered places expire in odd-numbered years and the even places expire in even-numbered years. Newly appointed members shall be installed at the first regular Commission meeting after their appointment.

Planning and Zoning Commission	Place	Term Expires	History
Teresa Johnson Chair	1	April 30, 2027	July 2017 - current Resident
Wyllis Ament	2	April 30, 2026	March 2019 - current Resident
Charles Ament	3	April 30, 2027	March 2019 - current Resident
Yvonne Williams	4	April 30, 2028	February 2025 - current Resident
Loni Jones	5	April 30, 2027	February 2025 - current ETJ
John Westbrook Vice-Chair	6	April 30, 2028	May 2023 - current Resident
Mance Wurtz	7	April 30, 2027	March 2026 - current ETJ

During the last meeting on March 24th, Mance Wurtz was appointed to Place 7 and both Yvonne Williams and John Westbrook were re-appointed to their positions. After informing Mr. Wurtz of his appointment, Mr. Wurtz resigned due to unexpected family health issues.

Staff have received two additional applications which will cover Place 2 (W Ament) and Place 7 (M Wurtz). Both Kaleb Hitt and Payden Smalley are long-term residents of Gatesville.

Selection of Members:

Members shall be appointed and approved by the city council by resolution.

(1) Members shall have the following qualifications:

- a. Resident citizen; or
- b. ETJ citizen or individual who lives within three miles of the city limits and owns property within the city limits; and
- c. Not indebted to the City of Gatesville (taxes paid, no citations, no code violations, no liens).
- d. Four members are required to live within the city limits.
- e. Allowing up to three members to reside within the ETJ or within three miles of the city limits.

(2) The council may appoint members to fill unexpired terms in the case of vacancies for any member whose term is not completed. A member shall continue to serve until a successor has been appointed and approved by the city council.

(3) Appointments shall be made at the second council meeting during April or as soon thereafter as practical, and the terms of office shall commence on May first. No member shall be appointed for a single term in excess of two years. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

Staff Recommendation: Staff recommends approving **Resolution 2026-042**.

Motion: Motion to approve **Resolution 2026-042**, appointing _____ to Place 2 and
(state name)
_____ to Place 7 to the Planning & Zoning Commission /Building Standards Commission.
(state name)

Attachments:

- Application(s)

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 ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding the abandonment of an Alley located on 22nd Street.

Information:

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

The PZC heard the case requesting the vacation of the alley on April 6th with a recommendation to approve and move forward to City Council.

The alley located along S 22nd Street between 105 S 22nd Street and the 2100 Block of Saunders Street has never functioned as an alley. The majority of property owners along the 2100 Block of Saunders Street have constructed fences within the platted alley area. Additionally, the owner of 105 S 22nd Street has indicated no interest in claiming the subject property.

Notification letters were mailed to property owners in the 2100 Block of Saunders Street informing them of the proposed vacation of the alley and the additional 12-foot portion located at the rear of their properties that would be allocated to them upon abandonment.

Should the property owners elect to claim the additional 12-foot portion, they will be required to replat their respective properties and file the approved replat with the Coryell County Clerk, along with a copy of the adopted vacation ordinance, once finalized.

If the owners choose not to claim the additional 12 feet, there is nothing that needs to be done. No further responses came in other than what is noted in the table below.

If Council chooses to pass Ordinance 2026-05 to the next meeting, a public hearing will be held in accordance with the vacation of an alley and/or right-of-way in TLGC Chapter 272.001 (c) on April 28th during the second reading.

Mailing List:

<u>PID</u>	<u>Property Address</u>	<u>Owner</u>	<u>Response</u>
111136	2116 Saunders St	Hall Johnny R	

Date 4/14/2026

Agenda Item 13

Ordinance 2026-05

111135	2114 Saunders St	Bagwell Lillian	Does not want the added property.
111134	2112 Saunders St	Hilliker Patrick Glenn	
111133	2110 Saunders St	Donahoo Maria B	
111132	2108 Saunders St	Romero Christie	
113356	105 N 22nd St	FREE2B Automotive LLC	Does not want the added property. Initiated the abandonment.

Staff Recommendation:

Staff recommends passing the 1st reading to the next meeting.

Motion:

Motion to PASS Ordinance 2026-05 to the next meeting, approving the vacation of the alley located along 22nd Street, second reading.

Attachments:

- Survey
- CCAD Map
- Letter

Search Here: 113356

Show search results for 113...



Saunders St



111130

111131

111132

111133

111134

111135

111136

31°26'09"N 97°44'03"W



113356

S 22nd St

S 22nd St

App State

Click to restore the map extent and layers visibility where you left off.



February 23, 2026

RE: Abandonment of Alley - ANLO Subdivision

Dear Property Owner,

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

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

1. **Incorporation into Your Property:**

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

2. **No Action:**

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

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

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

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

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

Surveyor:

Maples & Associates

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

LEGEND

	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	"X" Found Carved in Concrete
	3/8" Iron Pin Found
	1/2" Iron Pin Found
	2.5" Pipe Post
	Original Lot Lines
	Wire Fence
	Chainlink Fence
	Overhead Electric
	Power Pole
	Electric Meter
	RV Hook Up
	Water Meter
	Concrete
	Record Calls



Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.
This survey was performed without the benefit of a Title Commitment.

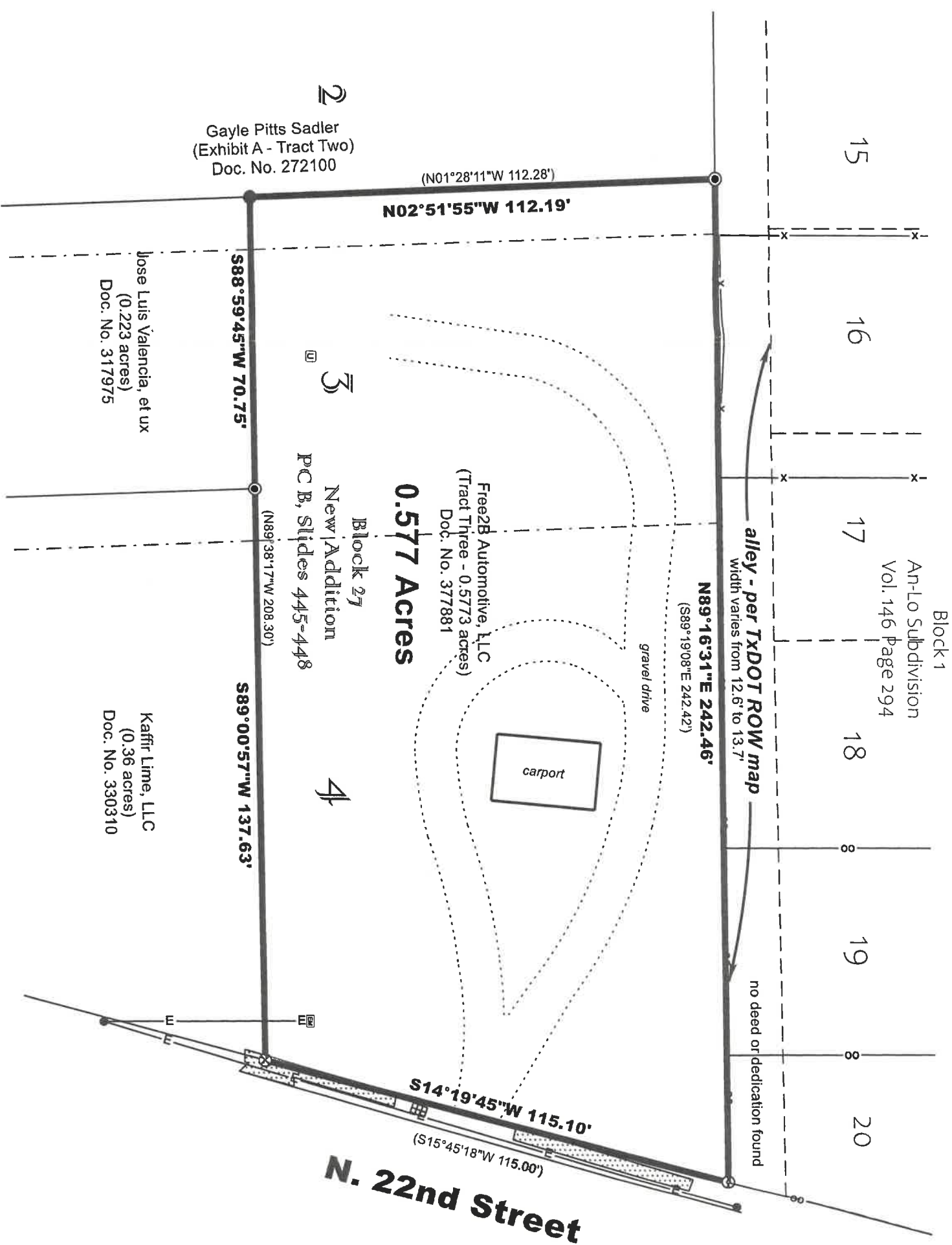
LAND TITLE SURVEY

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

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.
Surveyed on the ground on July 1, 2025.

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

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





Date 4/14/2026

Agenda Item 14

Resolution: 2026-043

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding the Replat of Original Town Gatesville, Block 108, Lots 4-6; addressed 1413 & 1419 Mill Street with a lot size variance.

Information:

Applicant/Owner: Travis Nolte

Location: 1413 & 1419 Mill Street

Current Zoning: Residential 2-4 Family Request:

Replat of Lots 4-6 into five (5) individual lots for construction of single-family homes

Purpose

Request Commission review and recommendation to City Council on the proposed replat to divide Block 108, Lots 4-6 into five (5) individual lots to accommodate new single-family residences.

Background

- Property consists of three platted lots in Original Town Gatesville, Block 108 (addresses above).
- Owner proposes to reconfigure and subdivide existing lots into five (5) buildable lots. Proposed lots will be served by existing street frontage on Mill Street and Barnes Street and by existing/proposed utility easements as shown on the submitted plat.
- Submitted materials: proposed replat drawing, legal descriptions, surveyor's certification and seal, application and fees.

Applicable Law and Ordinances

- Texas Local Government Code (Chapter 212 — Municipal Regulation of Subdivisions and Plats): Chapter 212 authorizes municipalities to regulate plats and replats, establishes procedures for submission, review, approval/disapproval, required certifications, and recordation with the county. The chapter provides the legal framework for municipal planning commission review and for conditioning approval of replats; it also addresses requirements for surveys, certificates, and recordation of approved plats.
- City of Gatesville Code of Ordinances, Chapter 48 (Subdivision/Platting Regulations): Chapter 48 implements state statute and sets local submittal requirements, technical standards, required certificates/signatures, lot and street standards, utility easement requirements, review procedures (planning commission and city council), and recordation procedures. The replat must meet all Chapter 48 requirements, including dedication of required easements, compliance with lot area/frontage standards, and any applicable public improvement or drainage requirements.

Staff Analysis — Key Issues for Council

1. Zoning compatibility: Proposed use (single-family homes) is consistent with the Residential 2–4 Family zoning district; confirm lot sizes, frontage, and setbacks meet zoning standards for single-family development with a required variance.
2. Lot configuration and buildability: Each proposed lot meets the minimum standards to build a single-family residence with access to Mill Street and Barnes Street and all required building setback lines.
3. Utilities and easements: Confirm proposed dedications or reservations for water, sewer, electric, and other utilities are adequate and acceptable to utility providers; ensure surveyor’s plat identifies existing and proposed easements.
4. Required certifications and documentation: Ensure the plate includes all certificates and signatures required by Chapter 48 and state law (owner’s signature, surveyor’s certificate, notary, any required utility or easement acceptance signatures, and title affidavit).
5. Compliance with platting procedure and recordation: Confirm applicant understands City and county recordation steps and timeline; recommend conditions to ensure recordation upon satisfaction of required conditions.

Variance requested

A variance to reduce the minimum lot size requirement for single-family residential lots from 8,000 square feet to 6,000 square feet for the proposed replat of Original Town Gatesville, Block 108, Lots 4–6 (1413 & 1419 Mill Street).

PZC Action

The Planning and Zoning Commission considered this case on April 6 and recommended approval of the replat and the requested variance, forwarding the item to the City Council for final consideration.

Staff Recommendation:

- The proposed replat application is complete.
- The proposed subdivision into five (5) lots is consistent with the Residential 2–4 Family zoning district for single-family dwellings, subject to verification of lot dimensions and setbacks.
- The replat, as conditioned, will conform to the requirements of Texas law (Chapter 212) and City of Gatesville Chapter 48.
- The variance requested is consistent with the surrounding area and future lot sizes for single-family lots.

Motion:

Motion to approve the replat of Original Town Gatesville, Block 108, Lots 4–6 (1413 & 1419 Mill Street) to create five (5) lots, and approval of the requested variance to allow 6,000 square foot lot sizes in lieu of the 8,000 square foot minimum.

Attachments:

- Application

Date 4/14/2026

Agenda Item 14

Resolution: 2026-043

- CCAD Map
- Proposed Plat

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

Coryell CAD Web Map



55944

114359

114360

Barnes St

Barnes St

Barnes St

Barnes St

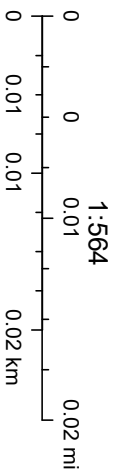
N 16th St

N 16th St

3/20/2026, 9:56:31 AM

Parcels

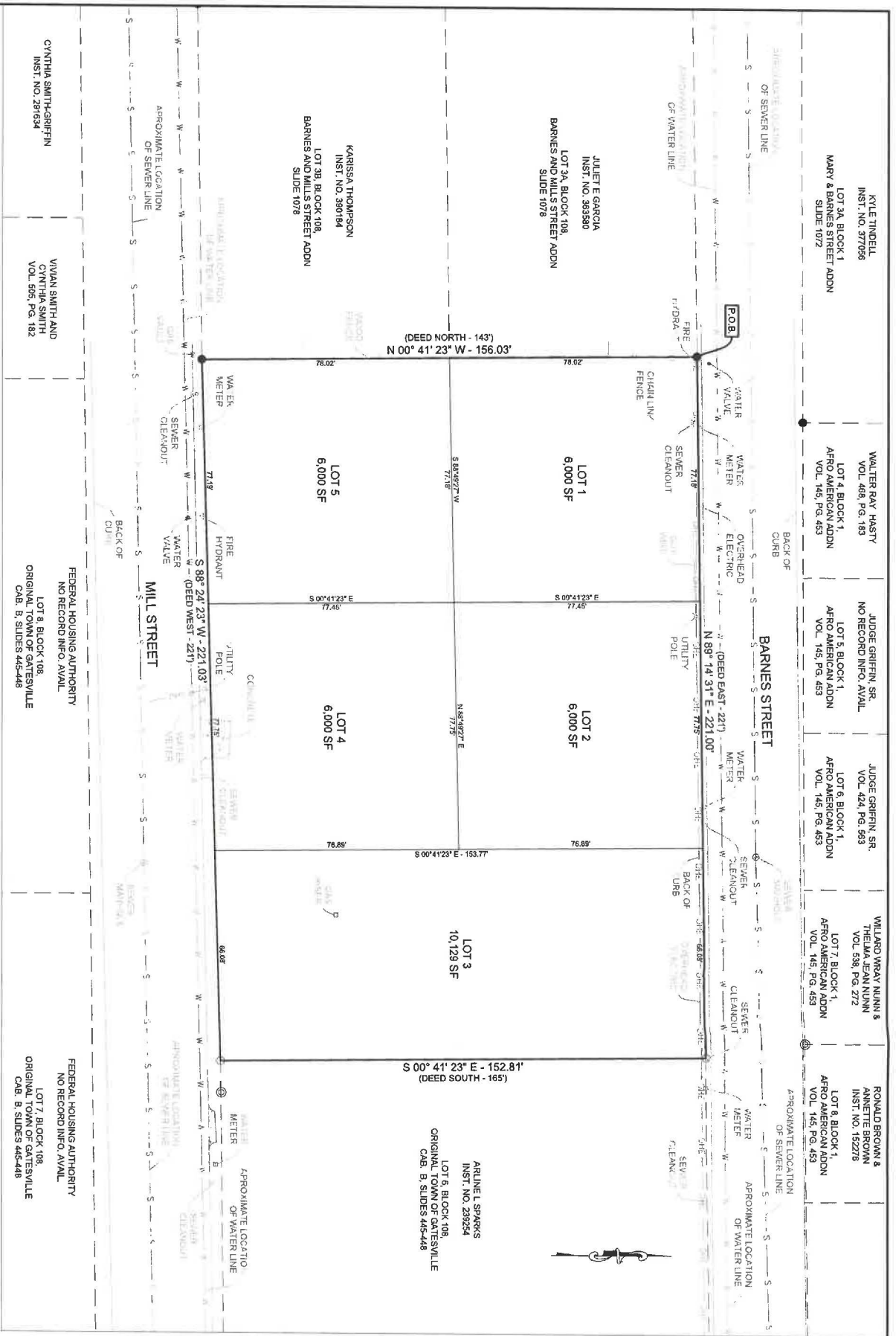
Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Coryell Central Appraisal District, BIS Consulting - www.bisconsulting.com



LEGEND

- PROPERTY BOUNDARY
- ADJOINING TRACT PROPERTY LINES
- LOT LINES
- CONCRETE LINES
- BACK OF CURB
- OVERHEAD ELECTRIC LINES
- SEWER LINES
- WATER LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE

- 1/2" IRON ROD W/ CAP STAMPED "GOODSON RPLS 4397" FOUND
- 3/8" IRON ROD FOUND
- STAMPED "GE SET"
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SEWER CLEAN OUT
- GAS RISER
- GAS VALVE
- UTILITY POLE
- GUY WIRE

- UNLESS OTHERWISE NOTED
1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATIONS, AS SURVEYED ON THIS DATE.
 2. THE ZONING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF GATESVILLE AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN OTHERWISE.
 3. THIS PROPERTY LIES WITHIN FEMA ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48099C0280F WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
 4. "FEMA ZONE AE" OTHER AREAS IS DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS.
 5. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS CONSIDER WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVEGROUND APPURTENANCES ARE ALLOWED.
 6. ELECTRIC SERVICE WILL BE PROVIDED BY TEXAS NEW MEXICO POWER COMPANY.
 7. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF GATESVILLE, CON. NO. 2016.
 8. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GATESVILLE, CON. NO. 10451.
 9. EXISTING LAND USE FOR ADJOINING OWNERS IS RESIDENTIAL.
 10. PROPOSED LAND USE FOR THIS DEVELOPMENT IS RESIDENTIAL.

NOTES

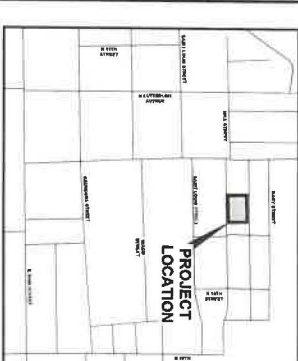
BEING ALL THAT CERTAIN 0.78 ACRE TRACT OF LAND SITUATED IN THE CHRISANTO CAZENOBA SURVEY, ABSTRACT NO. 150, CORVELL COUNTY, TEXAS, BEING ALL OF TRACTS 1, 2, AND 3, DESCRIBED IN A DEED TO ZUR HOMES, LLC, RECORDED IN INSTRUMENT NO. 389940, OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

THENCE N 88° 14' 31" E 221.00' FEET TO THE NORTHWEST CORNER OF THE SAID LOT 3A, BLOCK 108, BARNES AND MILLS STREETS ADDN, AT THE SOUTHWEST CORNER OF THE SAID LOT 6 AND IN THE NORTH LINE OF MILL STREET, FOR THE SOUTHWEST CORNER OF THE HERBIN DESCRIBED TRACT.

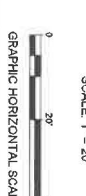
THENCE S 89° 24' 23" W 221.03' FEET (DEED SOUTH - 165') TO A 1/2" IRON ROD W/ CAP STAMPED "GOODSON RPLS 4397" FOUND, AT THE SOUTHWEST CORNER OF LOT 3B, BLOCK 108, BARNES AND MILLS STREET ADDN, FOR THE SOUTHWEST CORNER OF THE HERBIN DESCRIBED TRACT.

THENCE N 07° 41' 23" W 193.03' FEET (DEED NORTH, 143 FEET) ALONG THE EAST LINE OF THE SAID LOT 3A, TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATIONS, AS SURVEYED ON THE GROUND JANUARY 2025 BY QUINTERO ENGINEERING, LLC.



LOCATION MAP
SCALE: 1" = 20'



SCALE: 1" = 20'
GRAPHIC HORIZONTAL SCALE

WHEREAS, ZUR HOMES, LLC, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 0.78 ACRE OUT OF AND A PART OF ZUR HOMES, LLC, RECORDED IN INSTRUMENT NO. 389940, OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF MASSEY ADDITION (THE "PROPERTY") A SUBDIVISION TO THE CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, TOGETHER WITH ITS ASSIGNS AND SUCCESSORS, ALL RIGHTS AND INTERESTS IN THE PROPERTY, HEREBY COLLECTIVELY REFERRED TO AS "GRANTEE", FOR PUBLIC USE FOREVER, THE UTILITIES AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT UPON, OVER, AND THROUGH THE SAID INFRASTRUCTURE AND PUBLIC UTILITY LINES, INCLUDING ELECTRIC, POWER, GAS, SEWER, AND TELECOMMUNICATION LINES, AND TO ALLOW THE CITY ELECTRIC TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTOR SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREBY GRANTED IN THE PLAT, INCLUDING THE RIGHT OF INTEREST OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES HERETO IN ANY MANNER WARRANT AND FOREVER DEFEND AND SINGULAR THE SAID PREMISES, UNTO THE SAID CITY OF GATESVILLE AND CORVELL COUNTY, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS _____ DAY OF _____ 20____

ZUR HOMES, LLC

TRAVIS NOLTE, ORGANIZER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20____ BY TRAVIS NOLTE, ORGANIZER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF SURVEYOR

I, SETH H. BARTON, DO HEREBY CERTIFY THAT I PREPARED THE PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GATESVILLE, TEXAS.

Seth H. Barton
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHULTER LP,
KILLEEN, TX 76549

DATE: 02/12/2024



TAX CERTIFICATE

THE CORVELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN CORVELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 20____

CORVELL COUNTY TAX OFFICE

By: _____

CITY OF GATESVILLE

APPROVED THIS _____ DAY OF _____ 20____ BY THE CITY MANAGER OF THE CITY OF GATESVILLE, TEXAS.


CITY MANAGER _____

ATTEST: CITY SECRETARY _____

COUNTY CLERK _____

FILED FOR RECORD THIS _____ DAY OF _____ 20____ IN CABINET _____ SLIDE(S) _____ PLAT RECORDS OF CORVELL COUNTY, TEXAS, DEDICATION INSTRUMENT IN INSTRUMENT NO. _____ DEED RECORDS OF CORVELL COUNTY, TEXAS.

SURVEY:	CHRISANTO CAZENOBA SURVEY, A-150	OWNER/DEVELOPER:	ZUR HOMES, LLC 2065 CR 178 W PURMELA, TEXAS 75566
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 501 S. STAN SCHULTER LP KILLEEN, TEXAS 76549 (254) 483-9982
NUMBER OF LOTS:	5	TOTAL ACREAGE:	0.78 AC
SURVEY DATE:	JANUARY 16, 2025	PREPARED:	02/27/2026



QUINTERO ENGINEERING, LLC

1501 W. STAN SCHULTER LP, PHASE 2 (254) 483-9982
KILLEEN, TEXAS 76549
(254) 483-9982

FINAL PLAT

MASSEY ADDITION

CITY OF GATESVILLE, CORVELL COUNTY, TEXAS

MASSEY ADDITION IS A REPLAT OF ALL OF TRACTS 1, 2, AND 3, DESCRIBED IN A DEED TO ZUR HOMES, LLC, RECORDED IN INSTRUMENT NO. 389940, OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS.

PROJECT NO.: **007-25**

DRAWING NO.: **P1**



Date 4/14/2026

Agenda Item 15

Resolution 2026-044

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding substandard cases.

Information:

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

105 Oak Lane

This property currently has 1 lien filed on the property dating back to 2013 with a total amount due to \$736.99 not including the 10% annual interest. Property taxes are current with the exception of the current year (2025 has not been paid yet. The water account was shut off in 2022 due to non-payment and has a balance of \$125.00.

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

- Main structure – 1,250 sq. ft. built in 1970
 - 1 open porches – 20 sq. ft.
 - 1 carport – 204 sq. ft.
 - 1 patio – 5 sq. ft.

1418 W Main Street

This property does not currently have any liens on the property. Property taxes have not been paid since 2016 with a balance of \$20,000. The water account was shut off in 2023 due to non-payment and has a balance of \$466.00. The owner of records is deceased with no apparent heirs.

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

- Main structure – 916 sq. ft. built in 1995
 - 2 open porches – 164 sq. ft.
 - 1 carport – 480 sq. ft.
 - 1 storage building – 240 sq. ft.

BSC Action:

The Building Standards Commission heard these cases on April 6th recommending to Council to move forward with demolition procedures.

Sec. 10-170. - Post-hearing notice.

(a) After a public hearing under section 10-169, the council shall promptly send a copy of its order by certified U.S. mail/return receipt requested, first class U.S. mail, or personally deliver to all owners, lienholders, and mortgagees of the subject property. The order shall include the following:

- (1) An identification, which is not required to be a legal description, of the building and the property on which it is located.
- (2) A description of the violation of municipal standards that is present at the building; and
- (3) A statement that the municipality will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

(b) Within ten days after the date that the order is issued, the council shall file a copy of the order in the office of the city secretary and further publish notice in the local newspaper that shall contain the following information:

- (1) The street address or legal description of the property at which the substandard structure is located;
- (2) The date that the public hearing took place;
- (3) A brief statement of the commission's decision; and
- (4) Instructions indicating that a copy of the order may be obtained at the office of the city secretary.

Staff Recommendation:

Staff recommends to start demolition procedures.

Motion:

Motion to approve Staff to move forward with the demolition process for 105 Oak Lane and 1418 W Main Street.

Attachments:

- Pictures
- Letters
- Public Notices

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

That the above stated recommendation is hereby approved and authorized.

Date 4/14/2026

Agenda Item 15

Resolution 2026-044

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

FILED
AT 12:30 O'CLOCK P.M.

DEC 31 2025



Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

CITY OF GATESVILLE, TEXAS

PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING

DATE OF NOTICE: DECEMBER 30, 2025

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Gatesville acting through its Code Enforcement Department, has determined that the structure located at:

PROPERTY ADDRESS: 105 Oak Lane, Gatesville, Tx 76528

LEGAL DESCRIPTION: Oak Ridge Addn.; Block 3, Lot 2, Acres .1865 is substandard in accordance with the criteria set forth in Chapter 10, Ordinance 2025-09 of the City of Gatesville, TX Code of Ordinances and Texas Local Government Code §214.001.

NATURE OF VIOLATIONS:

The structure is considered substandard due to one or more of the following conditions:

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use.
- Structural instability.
- Fire hazard or other safety hazards.
- Inadequate sanitation or utilities

HEARING INFORMATION:

A public hearing will be held to determine whether the structure should be repaired, vacated, secured, or demolished.

DATE OF HEARING: February 2, 2026

TIME: 5:30 PM

LOCATION: 110 N 8th Street, Gatesville, TX 76528

All interested persons, including the property owner, lienholders, and mortgagees, are invited to attend the hearing and will be given an opportunity to speak or present evidence. Failure to appear may result in a decision being made in your absence, and the City may proceed with any necessary abatement, including demolition.

PROPERTY OWNER OF RECORD:

Smith Melanie Lee & Mallorie Rae McDonald

CITY CONTACT:

If you have any questions or wish to discuss this matter, please contact:

Holly Owens

City Secretary

City of Gatesville, TX

Phone: 254-865-8951, ext. 105

Email: howens@gatesville.tx.com

Issued this 30th of December, 2025.

FILED
AT 10:10 O'CLOCK A M

MAR 25 2026



CITY OF GATESVILLE, TEXAS

PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING

DATE OF NOTICE: MARCH 26, 2026

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Gatesville acting through its Code Enforcement Department, has determined that the structure located at:

PROPERTY ADDRESS: 1418 W Main St., Gatesville, Tx 76528

LEGAL DESCRIPTION: Westview Addn GV.; Block 5, Lot 21 PT, Acres .194 is substandard in accordance with the criteria set forth in Chapter 10, Ordinance 2025-09 of the City of Gatesville, TX Code of Ordinances and Texas Local Government Code §214.001.

NATURE OF VIOLATIONS:

The structure is considered substandard due to one or more of the following conditions:

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use.
- Structural instability.
- Fire hazard or other safety hazards.
- Inadequate sanitation or utilities

HEARING INFORMATION:

A public hearing will be held to determine whether the structure should be repaired, vacated, secured, or demolished.

DATE OF HEARING: April 6, 2026

TIME: 5:30 PM

LOCATION: 110 N 8th Street, Gatesville, TX 76528

All interested persons, including the property owner, lienholders, and mortgagees, are invited to attend the hearing and will be given an opportunity to speak or present evidence. Failure to appear may result in a decision being made in your absence, and the City may proceed with any necessary abatement, including demolition.

PROPERTY OWNER OF RECORD:

Henson CL

CITY CONTACT:

If you have any questions or wish to discuss this matter, please contact:

Holly Owens

City Secretary

City of Gatesville, TX

Phone: 254-865-8951, ext. 105

Email: howens@gatesville.tx.com

Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 1/28/2026

Owner: C.L. Henson or Living Heir

Owner Address: 1418 W Main St

Owner City, State, Zip: Gatesville Texas 76528

Violation Address: 1418 W MAIN

The City of Gatesville is seeking your help in improving the quality of life in Gatesville by asking that you correct the following issues:

SEC. 10-163, SUBSTANDARD STRUCTURE

IN ANY CASE WHERE A SUBSTANDARD BUILDING IS FIFTY PERCENT (50%) DAMAGED OR DECAYED, OR DETERIORATED FROM ITS ORIGINAL VALUE OR STRUCTURE, IT SHALL BE DEMOLISHED.

SUBSTANDARD ACCESSORY STRUCTURES- ACCESSORY STRUCTURES (INCLUDING DETACHED GARAGES, FENCES, AND WALLS) NOT KEPT IN GOOD REPAIR OR MAINTAINED STRUCTURALLY.

Notes/Instructions:

on 1/16/26 1418 W Main St was sent a letter for weeds & grass greater than 12" in that letter it also directed the owners to remove trash, used appliances, and scrap metal from the property. The letter was returned to Code enforcement office on 1/28/26. Research of the homeowners indicates they are both deceased CL Henson (1/24/2012) Virginia Henson (10/16/2014). The file has an attached obituary of both Henson's. The property has not had water service since 7/31/2023 Jeremy Clayton Henson had water and sewer service at the address till 7/31/2023 and has an outstanding debt for \$466.25 Balance. Possibly resides at 248 #211 Old Fort Gates RD Gatesville Texas 44 years DOB (9/81) old previous address of 835 CR 159 Evant Texas 76525 Property Tax on 1418 W Main St wasn't paid during 2016, 2018 thru 2024 and pending 2025. There is considerable damage to the structure further photos were taken on 1/28/26 included in the case.

We hope that you will join us in our efforts to improve the aesthetics of our city and create a safe environment. Failure to address the above ordinance violation(s) within 10 days, will result in further action being taken. If you have any questions concerning this matter, please call Code Enforcement at City Hall at 254-865-8951 ext. 112.

Sincerely,



Lee Walters

Code Enforcement

Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 1/16/2026

Owner: C.L. HENSON

Owner Address: 1418 W MAIN STREET

Owner City, State, Zip: GATESVILLE TEXAS 76528

Violation Address: 1418 W MAIN

The City of Gatesville is seeking your help in improving the quality of life in Gatesville by asking that you correct the following issues:

SEC. 36-2(B), TALL GRASS/WEEDS

ALL VARIETIES OF GRASSES THAT HAVE GROWN TO A HEIGHT OF MORE THAN 12 INCHES FOR PROPERTIES TWO (2) ACERS OR LESS. FOR PROPERTIES IN EXCESS OF TWO ACERS, GRASS SHALL BE CUT OR SHREDDED SO AS NOT TO EXCEED 12 INCHES MAXIMUM FOR A MINIMUM OF 25 FEET ADJACENT TO A PUBLIC STREET OR ANY OCCUPIED PROPERTY.

Notes/Instructions: PLEASE REMOVE TRASH, WASTE MATERIALS, USED APPLIANCES, SCRAP METAL, FROM THE PROPERTY, TRIM TREES AND SHRUBS BACK, AND MOW THE GRASS. THANK YOU !

We hope that you will join us in our efforts to improve the aesthetics of our city and create a safe environment. Failure to address the above ordinance violation(s) within 10 days, will result in further action being taken. If you have any questions concerning this matter, please call Code Enforcement at City Hall at 254-865-8951 ext. 112.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lee Walters", is written over a horizontal line.

Lee Walters

Code Enforcement

CITY COUNCIL MEMORANDUM

To: Mayor & Council

From: Holly Owens, City Secretary

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

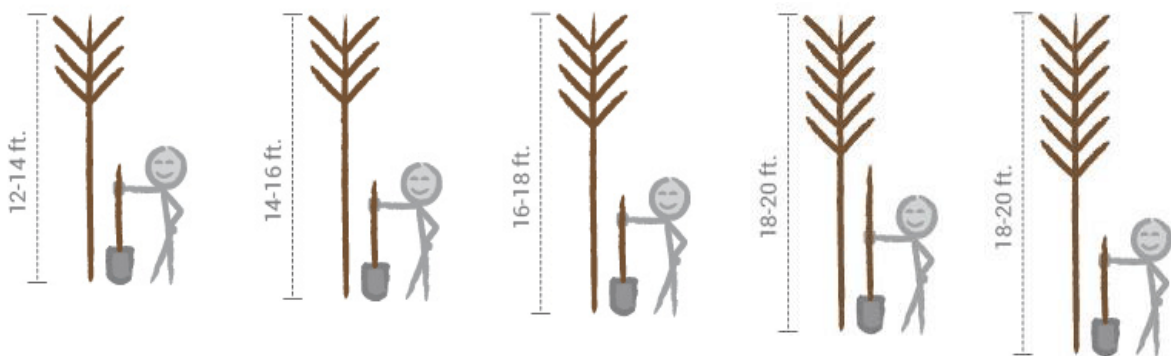
Information:

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 following words, terms and phrases were added to Article 4. Definitions.

- Artificial plants means a manufactured or assembled representation of live plant material constructed from man-made material for the purpose of closely resembling live plant material and to be used as a substitute to live plant material.
- Caliper means the diameter of the trunk of a tree measured 12 inches above the ground.



2.0 Inch Caliper

2.5 Inch Caliper

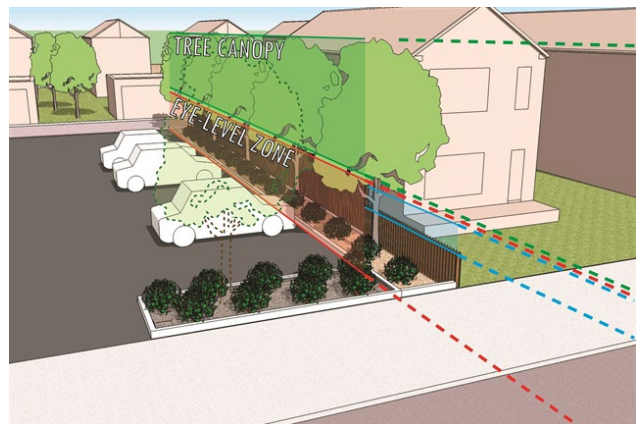
3.0 Inch Caliper

3.5 Inch Caliper

4.0 Inch Caliper

- Canopy tree means a perennial woody plant single or multiple trunk, contributing to the uppermost spreading branch layer of a forest and may be commonly referred to as a shade tree.
- Development means the changing of the existing topography in order to promote the construction of structures or infrastructure to accommodate any improvements necessary to erect facilities for dwelling or commercial or industrial uses resulting in developed property.

- Grasses means thin and broad-bladed surface material typically planted from seed, sprigs, or plugs with the intention of providing a uniform and aesthetic groundcover very close to the surface of the ground.
- Groundcover means consists of low-growing, dense-spreading plants typically planted from containers.
- Hydromulch means a planting process by which seed, water, fertilizer, fiber mulch, and sometimes lime are blended together in a tank and applied onto a prepared lawn area. This process is also known as hydraulic mulch seed, hydromulching, and hydroseeding.
- Irrigation system means a method of conveyance and application of water to live plant material for the purpose of maintaining said plant material in a live and healthy condition.
- Landscaping means the planting, arranging, cultivating, and maintenance of live plant material in such a manner that said material is aesthetically pleasing and contributes to the overall design of a development site.
- Landscape area means and consists of an area included in and around a development site that has been planned to complement the development site with natural grass, groundcover, trees, or other natural plant materials.
- Shrubs consists of plants that grow vertically in a multi-branched growth pattern from the ground level to heights usually not to exceed six feet. These plants may be sculpted and trimmed to present aesthetic shapes and forms.
- Sod means grass and the part of the soil beneath it held together by its roots or another piece of thin material.



30 TAC Chapter 344

This governs landscape irrigation in Texas, requiring licensed professionals (irrigators, technicians, inspectors) for designing, installing, and maintaining systems

Key Aspects of 30 TAC Chapter 344:

- Licensing Requirements: A TCEQ-issued license is required to sell, design, install, maintain, or inspect irrigation systems.
- Backflow Prevention: A properly installed and tested backflow prevention method is required to protect the potable water supply. If chemicals are injected, a reduced pressure assembly is necessary.
- Design and Installation (Subchapter F): Systems must be designed to promote water conservation.
- Irrigation Plan: A site-specific plan is required, detailing coverage, scale, and components.
- Spacing: Emission devices must not exceed the manufacturer's maximum recommended spacing.
- Water Pressure: Components must operate within the manufacturer's recommended pressure range.

- Installation/Maintenance (Subchapter F):
- Check Valves: Required to prevent low-head drainage.
- Final Walkthrough: An inspector must verify the system complies with regulations.

Key Requirements and Standards

Minimum Landscaping Requirements

- A minimum of 20% of total lot area must be landscaped
- Landscaping may be reduced to no less than 10% through approved credits
- At least 40% of required landscaping must be located in the front yard

Planting Standards

- Combination of trees, shrubs, groundcover, and other plant materials required
- Grass/groundcover limited to no more than 90% of landscaped area
- Use of native and drought-tolerant plants is encouraged
- Artificial plants and turf are prohibited

Tree Requirements & Credits

- Credits are provided for preserving or planting trees and shrubs
- Larger trees receive greater credit toward reducing required landscape area
- An approved tree list ensures consistency and suitability for the region

Irrigation Requirements

- Irrigation systems are required for nonresidential development
- Must comply with Texas Commission on Environmental Quality (TCEQ) standards

Parking Lot and Streetscape Landscaping



- Parking lot landscaping, including interior islands and tree placement
- Landscaped buffers along roadways, including:
 - 5-foot or 10-foot landscape strips depending on lot size
 - Tree and shrub spacing requirements
- Visibility and safety requirements to ensure landscaping does not obstruct sight lines

Residential Requirements

- Minimum of one canopy tree in the front yard
- Flexibility is provided for lot constraints
- Existing trees may count toward requirements

Buffers and Compatibility

- A 20-foot landscape buffer is required when certain developments abut residential districts

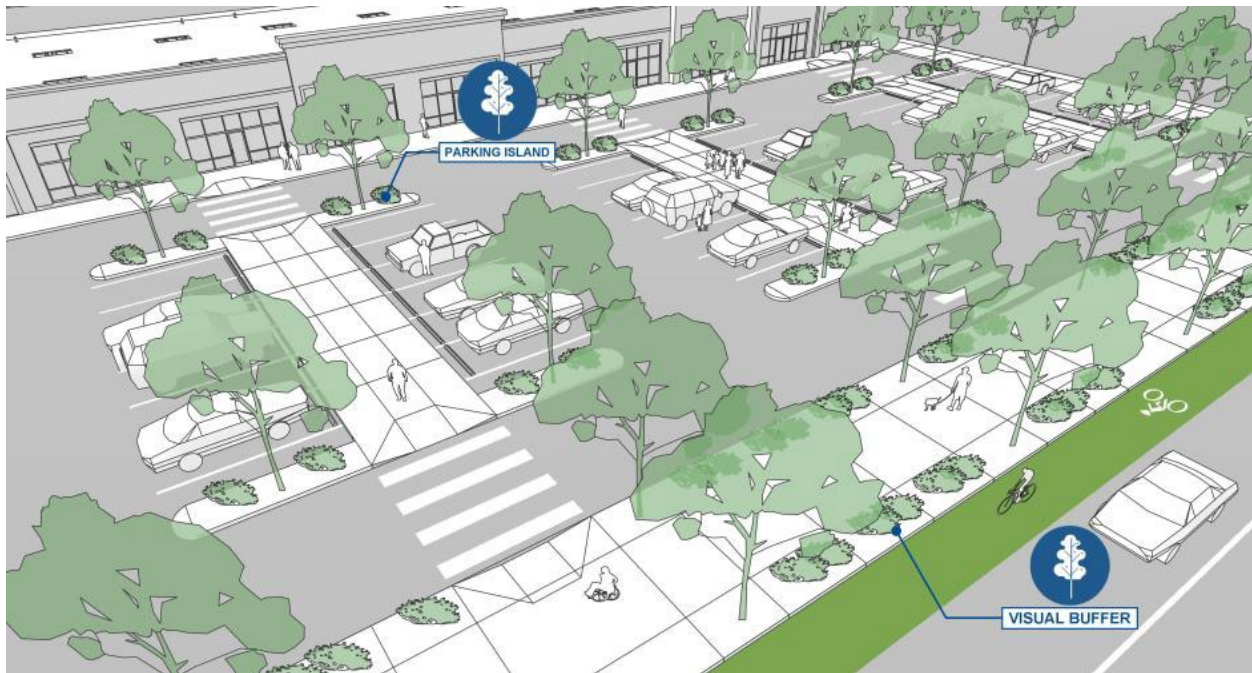
- Landscaping is required to soften transitions between incompatible land uses

Maintenance and Enforcement

- Landscaping must be maintained in a healthy, growing condition
- Dead or damaged plants must be replaced within 90 days
- Sites must remain free of weeds, trash, and debris

Flexibility and Relief Options

- Administrative adjustments may be approved for site constraints without reducing required landscaping
- A formal process is established for:
 - Requesting relief from landscaping requirements
 - Review by the Planning and Zoning Commission and City Council
- Legal nonconforming properties are recognized



ARTICLE X. – LANDSCAPING

SEC. 10-1. Purpose and Intent

The purpose of this ordinance is to establish certain regulations pertaining to landscaping within the City of Gatesville. These regulations provide standards and criteria for new landscaping and the retention of existing trees, which are intended to:

- a. Promote the value of property, enhance the welfare, and improve the physical appearance of the city;
- b. Reduce the negative effects of glare, noise, erosion and sedimentation caused by expanses of impervious and unvegetated surfaces within the urban environment; and
- c. Preserve and improve the natural and urban environment by recognizing that the use of landscaping elements and retention of existing trees can contribute to the processes of air purification, oxygen regeneration, groundwater recharge, abatement of noise, glare and heat, provision of habitats for wildlife, and enhance the overall beauty of the city:
 - i. Except as stated in section 10-7, landscaping for single-family, manufactured home subdivision and two-family residential uses, this article establishes landscaping requirements only in zoning districts R-MF, NBC, BC, MHP, RVP, and BI and all specific uses that specify that the requirements of this article be met. Single-family, manufactured home subdivision and two-family residential uses shall be required to conform to the requirements of section 10-7, only.

SEC. 10-2. Events requiring compliance.

Land uses not previously subject to landscaping requirements shall be required to comply with this article upon issuance of a building permit satisfying the conditions established by the following:

- a. Remodeling, alterations or additions for which a site plan is required under the terms of this zoning chapter; or
- b. Remodeling or alterations taking place within a 12-month period the total value of which exceeds 25 percent of the valuation of property improvements (excluding land value) as shown on the current county tax rolls.

SEC. 10-3. Landscaping.

Landscape installation is required as follows:

- a. Landscaping of twenty (20) percent of the total lot shall be required, unless credits are obtained by additional plantings as set forth in section 10-5. Landscaping, which includes the planting new and the retention of existing shrubs, trees, and flowering plants in excess of the minimum standards established in this article, may not reduce the landscape requirements to less than ten (10) percent of the total lot area.

- b. Where the construction is to be a single phase or multi-phase development, only the area being constructed in the current phase shall be required to comply with the landscape regulations. However, each phase will be required to meet the landscaping requirements as it is being developed.
- c. The use of native and adapted, drought-tolerant plants is encouraged to meet requirements of this article.
- d. Artificial plants or artificial turf are expressly prohibited.
- e. An irrigation system must be provided with all landscape plans for nonresidential development. Irrigation plans shall comply with the design standards set forth by the state commission on environmental quality, in 30 Texas Administrative Code chapter 344, Landscape Irrigation.
- f. The term "ornamental tree" shall be defined as a single-or multi-trunk tree with a maximum height of approximately 30 feet and maximum crown diameter of approximately 30 feet, and a minimum height of approximately 20 feet and minimum crown diameter of approximately 15 feet.
- g. A minimum of 20 percent of total lot area must be devoted to landscaping. Grass, groundcover, trees, shrubs, flowering and nonflowering plants, stonework, and water features may all be used as components of required landscaping in conjunction with the following minimum planting standards:
 - i. Grass and/or groundcovers shall not be allowed to comprise over 90 percent of any required landscape area.
 - ii. The credits listed in section 10-5 shall be used to calculate the area occupied by a tree or shrub. Trees and shrubs used to comply with minimum landscape requirements shall not be credited towards area reduction requirements set forth in section 10-5.
- h. Grasses shall be installed by laying sod. Spreading grass seed or use of hydromulch is expressly prohibited.

SEC. 10-4. Location criteria.

- a. Not less than 40 percent of the total landscaping shall be located in the designated front yard.
- b. In the BI (business industrial) district only the front yard 40 percent of the total 20 percent shall be required. The rear and side yard landscape requirements may be waived upon submittal of a landscape plan showing other requirements.
- c. All landscape material shall comply with visibility requirements as stated in Sec. 36-79.

SEC. 10-5. Credits for landscape area reduction.

Required landscape area may be reduced to less than the 20 percent specified by section 10-3. The application of credits shall not reduce the required landscape area to less than ten percent of the total lot area. Reduction of area may be achieved by planting additional trees, shrubs, and flowering plants. Area reduction credits may be granted in the following manner:
Additional enhancement credit:

- a. Three-inch tree, planted or saved, (trunk diameter measured 12 inches above grade): 200 sq. ft.
- b. Six-inch tree, planted or saved, (trunk diameter measured 12 inches above grade): 400 sq. ft.
- c. One shrub, less than five gallons: ten sq. ft.
- d. One shrub, five gallons or greater: 25 sq. ft.
- e. For each one square foot of drought tolerant area: two sq. ft.
 - i. Total landscaping on a lot shall not be reduced through credits by more than 50 percent of the landscaped area required.
 - ii. Drought tolerant area and methodology shall be clearly located and detailed on the site plan.
 - iii. Area reduction credit, based on tree size, shall be granted for all saved trees regardless of species.
 - iv. Unless otherwise approved by the planning director, area reduction credit for newly planted trees shall only be granted for the following:

Canopy Trees

Bald cypress	Bigtooth maple	Bur Oak	Caddo maple
Chinese pistache	Lacebark elm	Osage orange	Pecan
Shumard oak	Southern live oak	Southern magnolia	Texas red oak

Ornamental Trees

Afghan pine	Crape myrtle	Dogwood	Eastern red cedar
Eve’s necklace	Flowering crabapple	Forest pansy redbud	Little gem magnolia
Japanese maple	Mexican plum	Oklahoma redbud	Ornamental pear
Western soapberry			

SEC. 10-6. Installation and maintenance.

- a. All required landscaped area shall be permanently landscaped with living plant material and shall have either an irrigation system installed or shall be accessible to a hose bib, faucet, or other water source on the same lot or tract. Synthetic or

artificial lawn or plant material shall not be used to satisfy the landscape requirements.

- b. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants, not a part of the landscaping.
- c. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Maintenance shall include mowing, watering, trimming, pruning, etc.
- d. Plant materials which die shall be replaced with plant material of similar variety size within 90 days, with a one-time extension not exceeding 90 days being provided upon approval of the director of development services or their designee.

SEC. 10-7. Landscaping for single-family, manufactured homes, and two-four family residential uses.

The landscaping requirements set forth in this article shall apply to R-SF, R-TH, R-2-4, R-MH residential districts.

- a. Lots shall have a minimum landscaping requirement of one canopy tree located in any required front yard.
- b. Required canopy trees shall be a minimum of three-caliper inches.
- c. Existing trees of equal or greater size within the front yard area may be counted toward this requirement.
- d. In cases when the applicant can show that required trees cannot reasonably be placed on the lot due to size, configuration or amenities, the director of development services or their designee may reduce the required number of trees to a number that can reasonably be accommodated on the subject lot.
- e. Grasses shall be installed by laying sod. Spreading grass seed or use of hydromulch is expressly prohibited.

SEC. 10-8. Landscaping of parking lots.

It is the purpose of this section to require incorporation of landscaping into the design and construction of parking areas while maintaining standards necessary for safe parking and maneuvering space. Within parking lots, landscaping shall be provided as follows:

- a. New trees from the approved tree list contained in section 10-5.
- b. Unless otherwise approved by the director of development services, trees planted to satisfy parking lot landscape requirements shall be chosen from the species specified by section 10-5.

- c. Existing, on-site trees of any species that are of six inches minimum caliper, measured 12 inches above grade may be counted towards landscaping requirements established for parking lots.
- d. An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the state commission on environmental quality, in 30 Texas Administrative Code chapter 344, Landscape Irrigation.
- e. Landscaping adjacent to public rights-of-way:
 - i. A five-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than one acre, but less than five acres.
 - ii. A ten-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than five acres.
 - iii. Within landscaped strips adjacent to rights-of-way, landscaping shall be required as follows:
 - 1. One canopy tree or two ornamental trees, for each 60 linear feet of frontage, at a minimum three-inch caliper.
 - 2. An average density of one, five-gallon evergreen shrub for each five linear feet of frontage provided, however, that any landscaping materials that will be located within ten feet of any public right-of-way shall not, at ultimate growth, exceed 30 inches in height above street grade unless otherwise permitted by the city. Shrubs may be grouped to provide variety in design.
 - 3. A landscaped berm may be provided in lieu of required shrubs. The berm must be an average height of three feet, but in no case less than 18 inches, above the average grade of the street and parking lot curbs and must be planted with evergreen groundcover and/or shrubs to provide full plant coverage of the berm surface area. A variation in height of the berm is encouraged. Shrubs may be grouped to provide variety in design. The combined height of the berm and ultimate height of plant materials shall not exceed 30 inches in height from street grade in any area that is within ten feet of a public right-of-way.
- f. Parking lot interior.
 - i. Developments with an area less than five acres shall be designed with a maximum of 20 parking spaces between landscape islands. Parking aisles of 20 or more spaces in length shall terminate in landscape islands.
 - ii. Developments with an area five acres or greater shall provide one 62 sq. ft.

landscaped island for each 12 parking spaces.

- iii. Within parking lot interiors, landscaping shall be provided as follows:
 1. One canopy tree or one ornamental tree at a minimum three inches in caliper.
 2. Grass, evergreen groundcover or shrubs to a maximum ultimate height of 30 inches from parking lot grade, of a type that will provide full coverage of the landscape island shall be provided. Planted area shall be exclusive of the area within 18-inch radius from each required tree.
 3. Areas that are not covered with live plant materials shall be permanently maintained with natural mulch materials such as hard wood, pine bark, or other typical mulch materials.
- iv. Exception: accessible parking. The design and location of accessible parking spaces shall comply with the State of Texas Architectural Barriers Act. A landscape island may be omitted at an aisle termination for the purpose of providing required access to accessible parking spaces.
- v. Landscape material which is located within the interior of a parking lot shall not create a visibility obstruction. A visibility obstruction within a parking lot is defined as landscaping between 24 inches in height and seven feet in height. No shrubs shall exceed 24 inches in height. Tree canopies shall be at least seven feet in height.
- vi. For large existing trees located in the parking area, which are being retained and incorporated into the landscaping plan, an appropriate aeration system or an alternative method of protecting the tree must be provided and detailed in the landscape plan.
- vii. For each landscaped island of at least ten feet by 20 feet located within a parking lot, credit for four parking spaces will be provided. Credit for parking spaces cannot reduce the overall parking requirement by more than ten percent or to less than ten total spaces.

SEC. 10-9. Nonconforming uses and/or structures.

All uses that were in existence at the time of the adoption of this article, which do not meet the landscape requirements, will be considered legal nonconforming.

SEC. 10-10. Landscaping of developed sites.

- a. When the owners of structures on sites that do not comply with the landscape requirements of sections 10-3 through 10-7 are, under the terms of section 10-2, required to provide landscaping, the minimum standards in this section shall apply.

- b. A minimum of ten percent of total lot area must be devoted to landscaping. Grass, groundcover, trees, shrubs, flowering and nonflowering plants, stonework, and water features may all be used as components of required landscaping in conjunction with the following minimum planting standards:
 - i. Grass and/or groundcovers shall not be allowed to comprise over 90 percent of any required landscaped area. Grass shall be installed by laying sod. Spreading grass seed or use of hydromulch is expressly prohibited.
 - ii. The credits listed in section 10-5 shall be used to calculate the area occupied by a tree, or shrub. Trees and shrubs used to comply with minimum landscape requirements shall not be credited toward area reduction requirements set forth in section 10-5.
 - iii. No additional area reduction credits shall be allowed for landscape required under the terms of section 10-9.

SEC. 10-11. Modification of landscape requirements.

The director of development services or a designee may approve minor variations in the location of required landscape materials due to unusual topographic constraints, setting requirements, preservation of existing stands of native trees or similar conditions, or maintain consistency of established front yard setbacks. These minor changes may vary the location of required landscape materials but may not reduce the amount of required landscape area or the required amount of landscape materials. The landscape plan shall be submitted to the director of development services or a designee and shall specify the modifications requested and present a justification for such modifications.

SEC. 10-12. Relief from landscaping requirements.

The planning and zoning commission and city council may, upon completion of the following, grant relief from landscaping requirements in situations where the individual circumstances, such as the presence of existing facilities or unusual topography, limit the applicant's ability to comply with the landscaping requirements:

- a. Application for relief from landscaping requirements may be made by any property owner, or other person having a proprietary interest in the property for which relief is requested.
- b. Applications for relief from landscaping requirements shall be made in writing and shall specify the property conditions or considerations that make the requested relief necessary.
- c. Applications for relief from landscaping requirements shall include a proposed landscape plan, drawn to scale, illustrating the area available for landscaping and specifying proposed plantings by size, type and location. The proposed plan shall indicate the means by which irrigation will be provided and provide a phasing schedule for completion of the plan.

- d. Application for relief from landscaping requirements shall be accompanied by an application fee as currently established or as hereafter adopted by ordinance of the city council from time to time.
- e. Applications for relief from landscaping requirements shall be presented to the planning and zoning commission. Applications for relief shall not require a public hearing. The planning and zoning commission, after considering a proposed plan, may recommend that it be approved as presented, approved with modification, or denied.
- f. Following consideration by the planning and zoning commission, a proposed landscape plan shall be forwarded to the city council with the commission's recommendation. The city council shall act to approve a plan, as presented, approve it with modifications, or deny approval.
- g. City council's action regarding a proposed landscape plan shall be documented as follows:
 - i. If approved, the director of development services shall sign two copies of the approved plan. One copy shall be returned to the applicant. The second copy shall be retained by the city.
 - ii. If approved with modification, the applicant shall amend the plan to reflect the required modifications. The applicant shall return two copies of the amended plan to the city within 14 calendar days of the city council's action to approve the plan with modifications. The director of development services shall sign two copies of the amended plan. One copy shall be returned to the applicant. The second copy shall be retained by the city.
 - iii. If disapproved, the city manager shall sign two copies of the plan that have been marked as being disapproved. A letter prepared by the director of development services, stating the reasons for disapproval, shall be attached to each signed plan. One copy of the plan shall be returned to the applicant. The second copy shall be retained by the city.

SEC. 10-12. Landscaping abutting R-SF, R-2-4, R-TH, and R-MH districts.

- a. Landscape buffer of 20 feet will be required along any property line abutting a R-SF, R-2-4, R-TH, and R-MH residential district.
- b. Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways, and internal streets.
- c. Landscaping consisting of the planting of new or retention of existing shrubs, trees, and flowering plants shall be placed in the yard facing any public roadway.

- d. Method of irrigation must be indicated on the site plan.
- e. All landscaping shall be permanently maintained. Should any plant material used in any landscaping required under this article die, the owner of the property shall have 90 days after notification from the city to obtain and install suitable replacement plant material. Landscaped area shall be kept free of trash, litter, weeds and other material or plants, not a part of the landscaping.
- f. An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the state commission on environmental quality, in 30 Texas Administrative Code chapter 344, Landscape Irrigation.



Date 4/14/2026

Agenda Item 17

Resolution 2026-045

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to accept an Annexation application for 504 & 506 Coryell City Road.

Information:

Jennifer Blackman is requesting to annex the property located at 504 and 506 Coryell City Road, Salter Subdivision.; Block 1, Lots 9 & 10 on .6818 acres, Coryell County.

Requirements:

1. Annexation Ordinance (3 readings) with a metes and bounds description (Exhibit A).
 - a. 1st reading 4/14/2026
 - b. 2nd reading and PH 4/28/2026
 - c. 3rd reading 5/12/2026
2. Conduct one public hearing (April 28, 2026).
3. Public Notice in newspaper between 10 and 20 days before the public hearing
4. Public Notice on website between 10 and 20 days before the public hearing
5. Notice of hearing to the following:
 - a. Coryell County
 - b. Fire protection service providers
 - c. Emergency medical services providers
 - d. Utility providers
 - e. School District
6. Negotiate and enter into a written service agreement with the property owners for the provision of city services prior to annexation date (Exhibit B).

Financial Impact:

There is no financial impact.

Staff Recommendation:

Staff recommends approving the Resolution to accept the annexation application for 504 and 506 Coryell City Road.

Motion:

Motion to approve **Resolution 2026-045**, accepting the application for annexation of 504 and 506 Coryell City Road, located in the Salter Subdivision. in Coryell County.

Date 4/14/2026

Agenda Item 17

Resolution 2026-045

Attachments:

- Plat
- Application
- CCAD

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 4/14/2026

Agenda Item 18

Ordinance 2026-04

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to annex and designate the zoning for the 504 and 506 Coryell City Road.

Applicant Request

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

Property Description

The subject property is described as follows:

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

Described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of Lot 10, same being a point along a common boundary line with Lot 9, said point marked by a steel pin (found);
THENCE North 71°37'37" West, a distance of approximately 99.0 feet to a point for the northwest corner of said Lot 10, same being the northeast corner of Lot 9;
THENCE North 18°22'23" East (assumed perpendicular based on plat grid), a distance of approximately 150.0 feet to a point for the northeast corner of said Lot 10;
THENCE South 71°37'37" East, a distance of approximately 99.0 feet to a point for the southeast corner of said Lot 10, same being the southwest corner of Lot 11;
THENCE South 18°22'23" West, a distance of approximately 150.0 feet to the POINT OF THE PLACER OF BEGINNING.

Zoning Designation

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

Texas Local Government Code

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

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

Both are required to be published in a newspaper of general circulation and on the municipal website.

Date 4/14/2026

Agenda Item 18

Ordinance 2026-04

Planning & Zoning Report

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

Staff Recommendation

Staff recommends Council to move forward with the annexation and the requested zoning designation. If Council passes the ordinance to the next reading, a public hearing will be held on the second and third reading and a public notice will be placed in the paper and on the website under [Public Notices](#).

Motion:

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

Attachments:

- CCAD Map
- Survey
- Application

ORDINANCE NO 2026-04

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The foregoing Ordinance 2026-04 was read the first time and passed to the second reading this _____ day of _____, 2026.

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

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

BY: _____
GARY M. CHUMLEY, MAYOR

ATTESTED:

APPROVED AS TO FORM:

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

EXHIBIT A
[Legal Description of the Property]

BEING all of that certain .6818-acre tract of land situated in the Henry Farley Survey, Abstract and platted as Salter Subdivison, Block 1, Lots 9 and 10 a subdivision in the City of Gatesville, Coryell County, Texas, described as follows:

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

THENCE North $71^{\circ}37'37''$ West, a distance of approximately 99.0 feet to a point for the northwest corner of said Lot 10, same being the northeast corner of Lot 9;

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

THENCE South $71^{\circ}37'37''$ East, a distance of approximately 99.0 feet to a point for the southeast corner of said Lot 10, same being the southwest corner of Lot 11;

THENCE South $18^{\circ}22'23''$ West, a distance of approximately 150.0 feet to the POINT OF THE PLACER OF BEGINNING.

EXHIBIT B
[Service Plan]

EXHIBIT 'B'

ANNEXATION SERVICE PLAN AGREEMENT

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

1. POLICE PROTECTION

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

2. FIRE PROTECTION AND AMBULANCE SERVICE

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

3. SOLID WASTE COLLECTION AND RECYCLING PROGRAM

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

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

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

5. MAINTENANCE OF ROADS AND STREETS

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

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

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

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

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

8. CAPITAL IMPROVEMENTS

A. GENERAL

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

B. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

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

C. WATER FACILITIES

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

D. WASTEWATER FACILITIES

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

E. ROADS AND STREETS

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

SPECIFIC FINDINGS

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

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

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

Jennifer Blackman

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

Brad Hunt

City Manager

ATTEST:

Holly Owens

City Secretary