

NOTICE

THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA

GATESVILLE CITY COUNCIL REGULAR MEETING
JANUARY 28, 2020 AT 5:30 p.m.
GATESVILLE COUNCIL CHAMBER, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528

An Open Meeting will be held concerning the following subjects:

1. Call to Order
2. Hear Visitors/Citizens Forum: At this time, any person with business before the Council not scheduled on the agenda may speak to the Council for a maximum of three (3) minutes. No formal action can be taken on these items at this meeting.
3. Discussion and possible action to approve the minutes from the Regular City Council Meeting January 14, 2020
4. Discussion and possible action regarding request from Danny Lemons to temporarily close Leon Street between 6th and 7th Streets for the Texas Hill Country Gospel Jubilee Program on March 14, 2020
5. Recess Regular Meeting and Call-----

Public Hearing #1

Hear comments concerning the request by Jack & Shelley Herring to change the zoning of one parcel of land located at 500 North 13th Street, Gatesville, Texas, legally known as Lot 1, Block 2, Chrisman Addition from Business/Commercial Zoning District to Residential 2-4 Family Zoning District

6. End Public Hearing and reconvene Regular Meeting
7. Discussion and possible action regarding an Ordinance amending the Zoning Map of the City of Gatesville, Texas, changing a certain area inside the corporate city limits of the City of Gatesville, from Business/Commercial Zoning District to Residential 2-4 Family Zoning District, being 500 North 13th Street, City of Gatesville, Texas, legally known as Lot 1, Block 2, Chrisman Addition (1st reading of Ord. 2020-02)
8. Recess Regular Meeting and Call-----

Public Hearing #2

Hear comments regarding the 86th Texas Legislature Changes to Section 212 of the Local Government Code relating to Subdivisions, and proposed amendments to the City of Gatesville's Code of Ordinances, Chapter 22, Subdivisions, so as to be compliant with Texas Legislative changes

9. End Public Hearing and reconvene Regular Meeting
10. Discussion and possible action regarding an Ordinance of the City of Gatesville, Texas, amending Chapter 22, Subdivisions, of the Code of Ordinances of the City of Gatesville so as to be compliant with changes to Section 212, Local Government Code, by the 86th Texas Legislature (1st reading of Ord. 2020-01)
11. City Manager's Report: Comprehensive Plan Update; Capital Projects Update; Financial Report; Future Agenda Topics; Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation, Convention and Visitor's Bureau
12. Adjourn meeting

I hereby attest that the above agenda was posted on this the 24th day of January, 2020, by 5:00 p.m. on the official City of Gatesville website, www.ci.gatesville.tx.us and the official bulletin boards at the Gatesville City Hall, 110 N. 8th Street, Gatesville, Texas.

Wendy Cole, City Secretary

The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodations or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or eMail wendy.cole@ci.gatesville.tx.us for further information.

REGULAR CITY COUNCIL MEETING
JANUARY 28, 2020 AT 5:30 P.M.
COUNCIL CHAMBER, 110 NORTH 8TH STREET
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER REGULAR CITY COUNCIL MEETING AT 5:30 P.M. THIS 28TH DAY OF JANUARY, 2020

PRESENT: Mayor Gary Chumley, Council Members, Randy Hitt, Meredith Rainer, Greg Casey, Bill Robinette, and Jack Doyle

ABSENT: Council Member Robert Kent

OTHERS PRESENT: City Secretary Wendy Cole, Rene Ochoa, Brenda Kiphen, Danny Lemons, Cheri Shepherd, Jack Herring, Shelley Herring and Heather Ashley

Mayor Chumley welcomed everyone to the meeting and stated that City Manager Parry was not in attendance because he was ill. Chumley noted that this was the first meeting that Mr. Parry had missed since becoming the City Manager in 2015.

2) HEAR VISITORS/CITIZENS FORUM: AT THIS TIME, ANY PERSON WITH BUSINESS BEFORE THE COUNCIL NOT SCHEDULED ON THE AGENDA MAY SPEAK TO THE COUNCIL FOR A MAXIMUM OF THREE (3) MINUTES. NO FORMAL ACTION CAN BE TAKEN ON THESE ITEMS AT THIS MEETING.

Visitors present were only concerned with an Agenda item.

3) DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE REGULAR CITY COUNCIL MEETING JANUARY 14, 2020

RESOLUTION 2020-05: Motion by Meredith Rainer, seconded by Greg Casey, to approve the minutes from the Regular City Council Meeting January 14, 2020; all five voting "Aye" motion passed.

4) DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST FROM DANNY LEMONS TO TEMPORARILY CLOSE LEON STREET BETWEEN 6TH AND 7TH STREETS FOR THE TEXAS HILL COUNTRY GOSPEL JUBILEE PROGRAM ON MARCH 14, 2020

Danny Lemons from 2950 FM 1829, Mound, Texas thanked the Council for considering his request to temporarily close Leon Street between 6th and 7th Streets on March 14th and explained his proposal. The Gospel Jubilee singing programs are held frequently in the City Auditorium and is in fact rented on March 14th for the Gospel Jubilee program. Mr. Lemons said that he would like to hold March's event outside and 16 groups from Texas and Oklahoma are lined up to participate. It would be an all day event (10:00 a.m. to about 7:00 p.m.) and closing down Leon Street would ensure the safety of the singing groups and the attendees. A map of the proposed area was provided to the councilmembers and Mr. Lemons pointed out that the handicapped/disabled parking area at the west end Leon of would not be closed off. Several food trucks are planning to be there and the Coryell County Judge has agreed to let the attendees of this event use the restroom in the Courthouse. Mr. Lemons said that they will clean up after the event and in case of inclement weather the event will be held in the City Auditorium as it is already rented.

RESOLUTION 2020-06: Motion by Randy Hitt, seconded by Greg Casey, to approve the request to temporarily close Leon Street between 6th and 7th Streets for the Texas Hill Country Gospel Jubilee program on March 14, 2020; all five voting "Aye" motion passed.

5) RECESS REGULAR MEETING AND CALL -----

PUBLIC HEARING #1

HEAR COMMENTS CONCERNING THE REQUEST BY JACK & SHELLEY HERRING TO CHANGE THE ZONING OF ONE PARCEL OF LAND LOCATED AT 500 NORTH 13TH STREET, GATESVILLE, TEXAS, LEGALLY KNOWN AS LOT 1, BLOCK 2, CHRISMAN ADDITION FROM BUSINESS/COMMERCIAL ZONING DISTRICT TO RESIDENTIAL 2-4 FAMILY ZONING DISTRICT

A map of the proposed rezoning area was provided to the Council. City of Gatesville Director of Planning, Rene Ochoa, said that this rezoning request was presented to the Planning and Zoning Commission on January 6, 2020 and following the review was unanimously recommended for approval to rezone 500 North 13th Street from Business/Commercial to Residential 2-4 Family. Ochoa said that the surrounding area is composed of both Business/Commercial and Residential 2-4 Family Districts and the property in question is located on the edge of the Business/Commercial District. Property owners Jack and Shelley Herring were present at the meeting and Mr. Ochoa said that the Herrings petitioned to change the zoning because the closure of two businesses has created a change for the surrounding area that makes the Business/Commercial classification inappropriate. Letters were sent out to the surrounding properties and no one objected to the proposal of the rezone. There was a brief discussion regarding the other two houses that the Herrings have built in this area and how this part of town has a lot of spacious lots that would be great to build on. Needed street improvements were also discussed and Mayor Chumley said that it is on the City's list.

6) END PUBLIC HEARING #1 AND RECONVENE REGULAR MEETING

7) DISCUSSION AND POSSIBLE ACTION AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GATESVILLE, TEXAS, CHANGING A CERTAIN AREA INSIDE THE CORPORATE CITY LIMITS OF THE CITY OF GATESVILLE, FROM BUSINESS/COMMERCIAL ZONING DISTRICT TO RESIDENTIAL 2-4 FAMILY ZONING DISTRICT, BEING 500 NORTH 13TH STREET, CITY OF GATESVILLE, TEXAS, LEGALLY KNOWN AS LOT 1, BLOCK 2, CHRISMAN ADDITION (1ST READING OF ORD. 2020-02)

ORDINANCE 2020-02: Motion by Jack Doyle, seconded by Randy Hitt, to approve the first reading of Ordinance 2020-02 amending the zoning map of the City of Gatesville, Texas, changing a certain area inside the corporate city limits of the City of Gatesville from Business/Commercial Zoning District to Residential 2-4 Family Zoning District, being 500 North 13th Street, City of Gatesville, Texas, legally known as Lot 1, Block 2, Chrisman Addition; all five voting "Aye" motion passed.

8) RECESS REGULAR MEETING AND CALL-----

PUBLIC HEARING #2

HEAR COMMENTS REGARDING THE 86TH TEXAS LEGISLATURE CHANGES TO SECTION 212 OF THE LOCAL GOVERNMENT CODE RELATING TO SUBDIVISIONS, AND PROPOSED AMENDMENTS TO THE CITY OF GATESVILLE'S CODE OF ORDINANCES, CHAPTER 22, SUBDIVISIONS, SO AS TO BE COMPLIANT WITH TEXAS LEGISLATIVE CHANGES

City of Gatesville Director of Planning, Rene Ochoa, stated that the City's current Subdivision Ordinance was adopted January 8, 2019. Since then, concerns were raised during the Texas Legislative Session regarding the process for plat and land development application approval by political subdivisions. On May, 27th, 2019 the Texas Legislature passed House Bill 3167 in response to these concerns which was intended to provide greater certainty and clarity for the subdivision process by setting out provisions relating to county and municipal approval procedures for land development applications.

Mr. Ochoa gave a brief analysis of the changes:

- Planning & Zoning and City Council must approve, approve with conditions, or disapprove a plat within 30 days after the date that the plat is filed.
- Requirement for a municipal authority that disapproves a plan to provide a written statement of the reasons for disapproval.
- Authorizes the applicant to inquire specified reason directly related to applicable requirements in the law for the basis of the disapproval.
- Authorizes the applicant, after disapproval of a plan, to submit a written response remedying each reason for disapproval provided.
- Prohibits the municipal authority from establishing a deadline for an applicant to submit the response.
- Requires a response from the municipal authority to approve or disapprove the applicant's previously disapproved plan not later than the 15th day after the date the response was submitted.
- Authorizes the municipal authority to disapprove the plan only for a specific reason provided to the applicant for the original plan.
- Requires a municipal authority receiving a response from the applicant that remedies each reason for disapproval, to approve the previously disapproved plan if the response adequately addresses each reason for the disapproval.
- Considers a previously disapproved plan approved if the applicant filed an applicable response and the municipal authority that received the response does not approve the plan as provided by the bill.

Mr. Ochoa said that the City's Planning Department has created a Checklist and Development Review Schedule which will let an applicant know what is required of them and where they are in the application process. The proposed changes will bring the Subdivision Ordinance into compliance with the legislative update. Other proposed changes will improve the table of contents and modify the requirements for amending plats and replats regarding engineering documents.

Mr. Ochoa stated that he had the draft version of the changes if any councilmember cared to review a copy which shows the revisions; what was taken out and what was inserted.

There were no comments from the public and following a brief discussion among the Council and Planning Director Ochoa, Mayor Chumley closed the public hearing.

9) END PUBLIC HEARING #2 AND RECONVENE REGULAR MEETING

10) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, AMENDING CHAPTER 22, SUBDIVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF GATESVILLE SO AS TO BE COMPLIANT WITH CHANGES TO SECTION 212, LOCAL GOVERNMENT CODE, BY THE 86TH TEXAS LEGISLATURE (1ST READING OF ORD. 2020-01)

ORDINANCE 2020-01: Motion by Bill Robinette, seconded by Jack Doyle, to approve the first reading of Ordinance 2020-01 amending Chapter 22, Subdivisions, of the Code of Ordinances of the City of Gatesville so as to be compliant with changes to Section 212, Local Government Code, by the 86th Texas Legislature; all five voting "Aye" motion passed.

11) CITY MANAGER REPORT:

Other activities/dates of note: - 27 January: Water Meter Audit kickoff meeting with Ameresco. City Secretary Cole reported that the meeting yesterday with Ameresco went well and that their crew is already in Gatesville changing out random meters for the audit process. Letters were sent out last week to the customers that had meters on the list to be changed out. The letters informed the customer that

there would be a short interruption of service as their meter was going to be pulled and checked for accuracy and that a new meter would be installed. The Ameresco crew would be wearing neon vests and driving trucks with “Pedal Valves Contractor” written on the doors. 68 meters will be pulled for the audit and there are alternate addresses if they can’t pull a meter for some reason. The Ameresco crew supervisor reported that they plan on being done by this Thursday.

CAPITAL PROJECTS:

Safe Routes to Schools (SRTS): Planning Director Ochoa reported that there was still no word if the Texas Transportation Commission approved funding to the sidewalk project for the immediate school campus areas.

Stillhouse WWTP Expansion : The property owners settled on the appraised value for the land needed for the buffer easement for the expansion project.

ROTUNDA ABATEMENT BROWNFIELDS GRANT: Anticipate an EPA decision on funding in April 2020. Central Texas Council of Governments is hosting EPA to talk about the Brownfields grant and staff will attend this meeting.

ZONING ORDINANCE REVISION: Committee meetings are planned to start in early March. Committee members are Meredith Rainer, Greg Casey, Bob Brown, Teresa Johnson, and Wyllis Ament. The revision of the zoning ordinance will coordinate with the Comprehensive Plan adoption process.

12) ADJOURN MEETING AT 6:04 P.M., THIS 28TH DAY OF JANUARY, 2020

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor