



Planning and Zoning Commission Minutes

Tuesday, January 14, 2020 | 4:00 PM

City Hall, 200 Rusk Street, Gainesville TX, Council Chambers

Chairperson Present:

Lynn Monden

Commissioners Present:

Nathan Dempsey, Cal Koontz, Teresa McElreath, Phil Neelley, Dan Doss, and Gina Dill

Commissioners Absent:

N/A

Staff Present:

Calvin Manuel, Community Development Director, Administrative Assistant Audrey Hamilton, and Planning and Permit Technician Nathan Payeur

Visitors Present:

N/A

Item 1 – Call to order.

Chair Monden called the meeting to order at 4:00 PM.

Item 2 – Discuss, consider, and possible action on the approval of the minutes from the December 10, 2019 Planning and Zoning Commission meeting.

Commissioner McElreath made a motion to approve the minutes with the change showing that Commissioner Teresa McElreath was absent from the meeting. Commissioner Koontz seconded the motion. All present voted AYE. The motion carried unanimously.

Item 3 – Discuss, consider, and possible action on Preliminary plat of Lots 1-26, Block A; Lots 1-61, Block B; Lots 1-4, Block C of Big Ellum Estates Addition, Being plus or minus 33.30 Acres in the W.C. Winters Survey, Abstract Number 1086 in the City of Gainesville, Cooke County, Texas, and generally located approximately 550 feet north of the intersection of West Highway 82 and Columbine Drive. (SPP3176098)

CDD Manuel presented the case for the preliminary plat.

Chair Monden asked if the applicant was present. The applicant was not present.

Commissioner McElreath was concerned about the lots that have an easement for a gas line. In addition, Commissioner McElreath requested additional ROW is dedicated the western portion of Columbine Drive (48.73 ft. of ROW) to meet the 50' feet ROW of requirement.

Commissioner Dempsey made a motion accept staff recommendation to conditionally approve the preliminary plat with the following conditions:

1. The Phase 1 turnaround is removed, and the two point of ingress and egress are developed for the first phase. (Appendix D107.1, 2015 IFC) (City of Gainesville Code of Ord., Appendix B Subdivisions, Sec. 16 (11))

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2. 1.27' feet of ROW is dedicated on the western portion of Columbine Drive that is 48.73' feet in width. (City of Gainesville Code of Ord., Appendix B Subdivisions, Sec. 16 (B)(11))

Commissioner Neelley seconded the motion. All present voted AYE. The motion passed unanimously.

Item 4 – Discussion on the City of Gainesville Code of Ordinances Appendix A: Zoning.

CDD Manuel explained that a revision to the Zoning Ordinance for clean-up, etc. will be forthcoming. CDD Manuel was interested in the Planning and Zoning Commission's hot button issues.

Commissioner Neelley was concerned about the number of cars allowed in the yard.

Chair Monden advised of a potential zoning code violation on Fair Avenue.

Commissioner McElreath expressed interest in reviewing the sign ordinance.

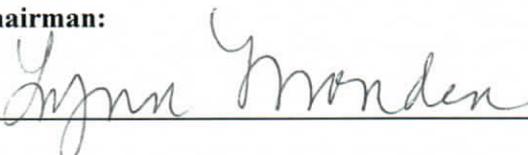
Commissioner Neelley left the meeting at 4:24 p.m.

CDD Manuel agreed to work on fifteen (15) minute training presentations to train the Commission on the roles, and various types of projects that may come before the Planning and Zoning Commission.

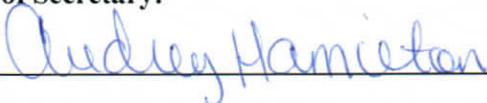
Item 5 – Adjourn.

Commissioner Koontz made a motion to adjourn the meeting. Commissioner Dempsey seconded the motion. All present voted AYE. The motion carried unanimously. The meeting adjourned at 4:32 p.m.

Signature of Chairman:

 Date 2-11-2020

Signature of Secretary:

 Date 2-11-2020