



Planning and Zoning Commission Minutes
Tuesday, April 14, 2020 | 4:00 PM
Web Ex (Virtual)

Chairperson Present:	Cal Koontz, Phil Neelley, Nathan Dempsey, and Gina Dill
Commissioners Present:	
Commissioners Absent:	Lynn Monden Dan Doss, Patrick Abu
Staff Present:	Calvin Manuel. Community Development Director
Visitors Present:	N/A

Item 1 – Call to order.

The meeting was called to order by Vice Chairperson Phil Neelley at 4:11 p.m. Commissioners absent were Dan Doss, Lynn Monden, and Patrick Abu.

Item 2 – Swearing-in of appointed Commissioners by City Secretary.

This item was removed the agenda.

Item 3 – Discuss, consider, and possible action on the February 11, 2020 Planning and Zoning Commission meeting minutes.

Commissioner Koontz moved to approve the minutes as presented, the motion was seconded by Commissioner Dill. The motion carried unanimously.

Item 4 – Hold a public hearing to receive comments regarding an ordinance amending Appendix A: Zoning, Article II: Nonconforming Lots, Structures, and Uses, Section 2.1.02: Nonconforming Uses Regulated of the City of Gainesville Code of Ordinance.

Vice Chairperson Neelley opened the public hearing at 4:12 p.m.

There was no one present to speak.

Vice Chairperson Neelley closed the public hearing at 4:13 p.m.

Item 5 – Discuss, consider, and possible action on making a recommendation to the City Council regarding an ordinance amending Appendix A: Zoning, Article II: Nonconforming Lots, Structures, and Uses, Section 2.1.02: Nonconforming Uses Regulated of the City of Gainesville Code of Ordinance.

Commissioner Koontz moved to approve the ordinance as presented, the motion was seconded by Commissioner Dempsey. The motion carried unanimously, 4-0.

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

Item 6 – Hold a public hearing to receive comments regarding an ordinance amending Appendix A: Zoning, Article III: Use of Land or Premises, Section 3.4: Accessory Uses and Structures of the City of Gainesville Code of Ordinances.

Vice Chairperson Phil Neelley opened the public hearing at 4:20 p.m.

There was no one present to speak.

Vice Chairperson Neelley closed the public hearing at 4:21 p.m.

Item 7 – Discuss, consider, and possible action on making a recommendation to the City Council regarding an ordinance amending Appendix A: Zoning, Article III: Use of Land or Premises, Section 3.4: Accessory Uses and Structures of the City of Gainesville Code of Ordinances.

Community Development Director Manuel explained that the changes in state law from H.B. 2439 has caused several provisions to be out of compliance with state law. On September 1, 2019, state law went into effect which removes the local authority to regulate building materials unless approved within the last three national model code cycles.

Commissioner Dill made a motion to recommend the deletion of Appendix A: Zoning, Article II: Use of Land or Premises, Section 3.4 Accessory Uses and Structures, Subsection 3.4.02 (G). The motion was seconded by Commissioner Dempsey. The motion carried unanimously.

Commissioner Koontz made a motion to recommend that Appendix A: Zoning, Article II: Use of Land or Premises, Section 3.4 Accessory Uses and Structures, Subsection 3.4.03 (G) be amended to read as follows: “ Accessory buildings two hundred feet and over shall be painted to mimic the design scheme of the principle structure. The motion was seconded by Commissioner Dill. The motion passed unanimously.

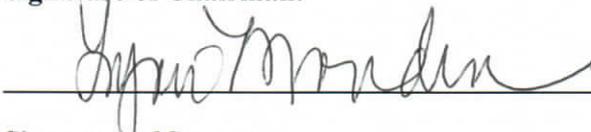
Community Development Director Manuel explained that the new state law prohibits the regulation of methods of construction, as well as building materials. Therefore, the current codes prohibition of prefabricated metal carports is out of compliance with state law.

Commissioner Koontz made a motion to recommend the deletion of Appendix A: Zoning, Article II: Use of Land or Premises, Section 3.4 Accessory Uses and Structures, Subsection 3.4.03 (I). Commissioner Dill seconded the motion. The motion carried unanimously.

Item 8 – Adjourn.

The meeting was adjourned at 4:44 p.m.

Signature of Chairman:



Date 5/12/20

Signature of Secretary:



Date 5-12-20