



Planning and Zoning Commission Minutes

Tuesday, May 12, 2020 | 4:00 PM

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

Chairperson Present:	Lynn Monden
Commissioners Present:	Cal Koontz, Phil Neelley, Patrick Abu and Gina Dill
Commissioners Absent:	Dan Doss, and Nathan Dempsey
Staff Present:	Calvin Manuel, Community Development Director, Audrey Hamilton, Administrative Assistant, Nathan Payeur, Planning and Permit Technician, and Diana Alcalá, City Secretary
Visitors Present:	Steve Gordon, Bernie Gordon, Brandon Eberhart, and Connie Lancaster

Item A – Call to order.

Chairman Monden called the meeting to order at 4:02 p.m.

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

Diana Alcalá, City Secretary swore in Commissioner Abu.

Item C – Discuss, consider, and possible action on the April 14, 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 D – Hold a public hearing to receive comments regarding a request from Krahl Real Estate, LLC to rezone approximately 0.52 acres of land located at 1305 East California Street from Single-Family Two District (SF-2) zoning to General Commercial (C-2) zoning. (PID#1813)

Chairman Monden opened the public hearing at 4:04 p.m.

Steve Gordon, 1405 East California Street, expressed his concern about a business locating in his neighborhood and stated that he would like to see the property be used as a residence. In addition, Mr. Gordon was concerned about the future land use of the property if the zone change request was approved.

Brandon Eberhart, 1315 East California Street, expressed concern for the future land use of the property if the zone change request was approved. The zone change opens the door for more offensive land uses in the neighborhood.

Chairman Monden closed the public hearing at 4:12 p.m.

Item E – Discuss, consider, and possible action regarding a request from Krahl Real Estate, LLC to rezone approximately 0.52 acres of land located at 1305 East California Street from Single-Family Two District (SF-2) zoning to General Commercial (C-2) zoning. (PID#1813)

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Community Development Director Manuel explained the rezoning request, and the potential impacts in the change of zoning for the property. The report included information about the applicant's plans for the location to operate an accounting firm with daily traffic of 1-2 customers per day except during tax season.

Staff did not provide a recommendation for or against the case but stated that there were no legal issues with the request.

Commissioner Neelley asked about the location of the parking lot on the property?

CDD Manuel responded that the parking lot will be in the rear of the property on the north side of the lot.

Commissioner Neelley expressed that the property is across from the street from a bed and breakfast, which operates, in a partially commercial function.

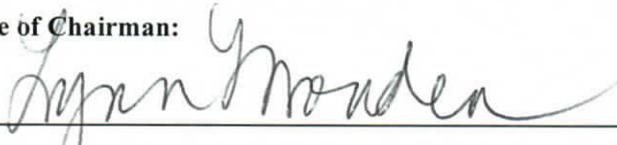
Commissioner Dill expressed her concern for the future use of the property if the accounting firm was to go out of business or sell the property.

Commissioner Koontz made a motion to deny the zone change request as presented; Commissioner Dill seconded the motion. The motion carried 4-1.

Item F – Adjourn.

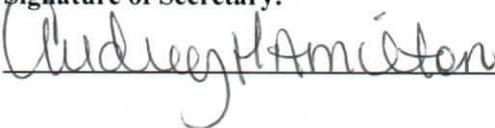
The meeting adjourned at 4:20 p.m.

Signature of Chairman:



Date 7-14-20

Signature of Secretary:



Date 7-14-2020