



Planning and Zoning Commission Minutes

Tuesday, March 12, 2019 | 4:00 PM

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

Chairperson Present:

Lynn Monden

Commissioners Present:

Nathan Dempsey, Teresa McElreath, Phil Neelley

Commissioners Absent:

Gina Dill, Cal Koontz, and Bill Williams

Staff Present:

City Manager Barry Sullivan, Planning and Permit Technician Nathan Payeur, and Administrative Assistant Claire Barnes

Visitors Present:

None Present

Item 1 – Call to order.

Chair Monden called the meeting to order at 4:02 PM.

Item 2 – Swearing-in of appointed Commissioner by Caitlyn Huddleston

Due to City Secretary Caitlyn Huddleston's absence, Administrative Assistant (and Public Notary in and for the State of Texas) Claire Barnes performed the swearing-in of appointed Commissioner Nathan Dempsey.

Item 3 – Consider approval of February 26, 2019, Minutes.

Commissioner McElreath moved to approve the minutes from the February 26, 2019, meeting as presented. Commissioner Neelley seconded. All present voted AYE, and the motion carried unanimously.

Item 4- Hold a public hearing to consider a proposed amendment to the City of Gainesville, Texas Municipal Zoning Code to clarify the definition of Exterior Insulation and Finish System (EIFS) and what materials and finishes are permitted under that definition. (SI8347922)

Chair Monden opened the public hearing at 4:04 PM.

No one came forward to speak for or against the item.

Chair Monden closed the public hearing at 4:04 PM.

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Item 5- Make a recommendation to City Council on a proposed amendment to the City of Gainesville, Texas Municipal Zoning Code to clarify the definition of Exterior Insulation and Finish System (EIFS) and what materials and finishes are permitted under that definition. (SI8347922)

City Manager Barry Sullivan addressed the Commission. He explained that recently the City had a case where a building was constructed with EIFS. EIFS originally was to allow a material that had a stucco-like appearance. However, newer EIFS materials can look like metal. To address the changes in EIFS types, Staff proposed amending the municipal ordinance to change the definition of masonry to better explain the parameters of what qualifies as EIFS (stucco appearance as opposed to metallic), and to amend the Industrial section of the ordinance to remove any confusion as to whether EIFS was or was not classified under masonry.

Commissioner McElreath remarked that the Commission had discussed Hardie board recently as well due to the changes in how materials are being made. CM Sullivan explained that as materials develop these issues arise. The amendment was mainly for aesthetic purposes. Complaints had been made that the new product looked like metal, and metal buildings are not permitted in certain areas of the City.

Commissioner McElreath moved to recommend approval of the amendment to change the definition of EIFS per Staff's recommendation. Commissioner Dempsey seconded. All present voted AYE, and the motion carried unanimously.

Item 5- Adjourn

Commissioner Neelley moved to adjourn the meeting. Commissioner Dempsey seconded. All present voted AYE, and the motion carried unanimously. The meeting adjourned at 4:09 PM.

Signature of Chairman:  _____ Date 4/9/19

Signature of Secretary:  _____ Date 4/9/19