



**CITY OF GAINESVILLE**  
**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**  
**Tuesday, December 6, 2022 6:30 P.M.**  
**MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS**

*Carolyn Hendricks, Councilmember, Ward 1*  
*Brandon Eberhart, Councilmember, Ward 2*  
*Michael Hill, Councilmember, Ward 3*

*Tommy Moore, Mayor*

*Ken Keeler, Councilmember, Mayor Pro Tem*  
*Martin Phillips, Councilmember, Ward 5*  
*Mary Jo Dollar, Councilmember, Ward 6*

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**AGENDA**

- 1. CALL TO ORDER.....Mayor Tommy Moore**
- 2. INVOCATION**
- 3. PLEDGE TO THE FLAG**
- 4. RECOGNITIONS/PROCLAMATIONS**  
**Employee of the Month.....Ethan Facio**
- 5. REPORTS**
- 6. CITIZEN COMMENTS**
- 7. CONSENT AGENDA**
  - A. Approve Minutes of November 15, 2022 City Council Meeting.**
- 8. Public Hearing on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from Commercial Two District (C-2) Zoning to an Outdoor Commercial (C-3) Zoning District of plus or minus 4.36 acres located at 1505 E. Hwy 82, Parcel ID 23689, legally described as Hardin JG 0460 and 0.8 acres located on Hwy 82, Parcel ID 136281, legally described as Hardin JG 0460.**
- 9. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from Commercial Two District (C-2) Zoning to an Outdoor Commercial (C-3) Zoning District of plus or minus 4.36 acres located at 1505 E. Hwy 82, Parcel ID 23689, legally described as Hardin JG 0460 and 0.8 acres located on Hwy 82, Parcel ID 136281, legally described as Hardin JG 0460; providing for an amendment of the official zoning map of the City of Gainesville; providing for an effective date; containing a severability clause and making an open meeting finding.**
- 10. Public Hearing on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from Commercial Two District (C-2) Zoning to a Low Density Multi-Family (MF-1) Zoning of plus or**

minus 0.531 acres located at 1503 N. Commerce, Parcel ID 2357, legally described as Sparks Addition, Block 30, Lot 10 & part of 9.

11. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from Commercial Two District (C-2) Zoning to a Low Density Multi-Family (MF-1) Zoning of plus or minus 0.531 acres located at 1503 N. Commerce, Parcel ID 2357, legally described as Sparks Addition, Block 30, Lot 10 & part of 9; providing for an amendment of the official zoning map of the City of Gainesville; providing for an effective date; containing a severability clause and making an open meeting finding.
12. Consideration of and action on a Resolution authorizing the declaration of City of Gainesville Police Department equipment, three (3) Motorola MCC5500 Dispatch Control Components and accessories, as surplus so they can be transferred to the City of Whitesboro Police Department.
13. Consideration of and action on a Resolution of the City of Gainesville, Texas authorizing expenditures in the amount of seventy thousand dollars to North Central Texas College for the construction of the Medal of Honor Museum.
14. Public Hearing on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from Commercial Three District (C-3) Zoning to an Industrial (I) Zoning of plus or minus 6.98 acres located at 3910 E. Hwy 82, legally described as Shannon AJ 0937, Parcel ID 15002.
15. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from Commercial Three District (C-3) Zoning to an Industrial (I) Zoning of plus or minus 6.98 acres located at 3910 E. Hwy 82, legally described as Shannon AJ 0937, Parcel ID 15002; providing for an amendment of the official zoning map of the City of Gainesville; providing for an effective date; containing a severability clause and making an open meeting finding.
16. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to approve a Performance Agreement with Camp Howze Development Partners, LLC. to create Camp Howze Industrial Rail Park located at FM 1202, Gainesville, Texas.
17. Public Hearing on creation of Tax Increment Reinvestment Zone.
18. Consideration of and action on an Ordinance of the City Council of the City of Gainesville, Texas, designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Gainesville, Texas; describing the boundaries of the zone; creating a board of directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ Fund) for the Zone; providing a date for the termination of the Zone; providing that the zone take effect immediately upon

passage of the Ordinance; providing a severability clause; and providing an effective date.

**ADJOURN**

*At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action during the open meeting.*

- i. Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will bear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.*
- ii. Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.*
- iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the Mayor Pro Tem when their time has expired.*
- iv. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*
- v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.*
- vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.*

I, Diana Alcala, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at

11:40 a.m./p.m. on December 2, 2022.

*[Signature of Diana Alcala]*  
Diana Alcala

Sworn to and subscribed before me on this the 2nd day of December, 2022.

*[Signature of Kathryn Meyer]*  
Notary Public, State of Texas  
My Commission expires: 3/23/26

