



CITY OF GAINESVILLE
Planning and Zoning Commission Meeting
Tuesday, December 13, 2022, 4:00pm

Phil Neelley, Chairperson

Gina Dill, Commissioner
Nathan Dempsey, Commissioner
Larry Smith, Commissioner

Dan Doss, Commissioner
Andrew Ploeger, Commissioner

AGENDA

1. Call to Order
2. Discuss, consider, and possible action on the approval of the minutes from the November 8, 2022 Planning and Zoning Commission meeting.
3. Public hearing to take comments on a rezoning request from Brent Libby at Rockhill Capital & Investments to rezone plus or minus 110 acres located in the Sara Smith survey, 0913, parcel ID 17566, commonly known as 2460 FM 1202, from the current A (Agriculture) zoning district to I (Industrial) 75% and C3 (Outdoor Commercial) 25% zoning districts.
4. Discuss, consider and possible action on a rezoning request from Brent Libby at Rockhill Capital & Investments to rezone plus or minus 110 acres located in the Sara Smith survey, 0913, parcel ID 17566, commonly known as 2460 FM 1202, from the current A (Agriculture) zoning district to I (Industrial) 75% and C3 (Outdoor Commercial) 25% zoning districts.
5. Public hearing to take comments on a request from Tom Borrego and Mike Stolle, Patriot Development, to rezone 0.1322 acres located at 1509 N Commerce; Sparks Addition; Block 30; Pt of Lot 9; Parcel ID 3925; and, 0.7317 acres located at 1521 N Commerce; Sparks Addition; Block 30; Lot 7 & 8 and S ½ of 6; Parcel ID 31764; and, 0.2789 acres located at 206 Thomas; Sparks Addition; Block 30; N 67.5' of Lot 6 & Part of Alley; Parcel ID 5656, from a C2 (General Commercial) zoning district to a MF1 (Low Density Multi-family) zoning district.
6. Discuss, consider and possible action on a request from Tom Borrego and Mike Stolle, Patriot Development, to rezone 0.1322 acres located at 1509 N Commerce; Sparks Addition; Block 30; Pt of Lot 9; Parcel ID 3925; and, 0.7317 acres located at 1521 N Commerce; Sparks Addition; Block 30; Lot 7 & 8 and S ½ of 6; Parcel ID 31764; and, 0.2789 acres located at 206 Thomas; Sparks Addition; Block 30; N 67.5' of Lot 6 & Part of Alley; Parcel ID 5656, from a C2 (General Commercial) zoning district to a MF1 (Low Density Multi-family) zoning district.
7. Discuss, consider, and possible action on a request from Jeff and Lauri Johnson to paint a mural on the building located at 312 E California, legally described as Lindsay Addition; Block 3; Parts of Lot 3-4; Acres 0.0606, parcel ID 16829.
8. Public hearing to take comments on a request from city staff to amend the 1997 Comprehensive Land Use Plan by replacing the Thoroughfare Plan Map from 1997 with the updated Thoroughfare Plan Map from the 2020 Master Thoroughfare and Sidewalk Plan completed in March 2021.

9. Discuss, consider and possible action on a request from city staff to amend the 1997 Comprehensive Land Use Plan by replacing the Thoroughfare Plan Map from 1997 with the updated Thoroughfare Plan Map from the 2020 Master Thoroughfare and Sidewalk Plan completed in March 2021.
10. Commission Training Session – Zoning Districts
11. Adjourn

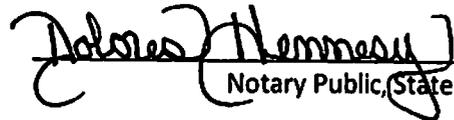
This is to certify that I, Susan Raabe, Administrative Assistant, posted this Agenda by 4:00 PM, Friday, December 9, 2022, on the official City of Gainesville bulletin board in the front of the Municipal Building, 200 South Rusk, Gainesville, Texas, on the west side at the main entrance, which is accessible to the public twenty-four (24) hours each day, and in the foyer of the Municipal Building, 200 South Rusk, Gainesville, Texas 76240, which is accessible to the public 8:00 AM to 5:00 PM, Monday through Friday.



Susan Raabe, Administrative Assistant

Sworn to and subscribed before me on this the 9 day of December, 2022.





Notary Public, State of Texas