



Planning and Zoning Commission Minutes

Tuesday, May 11, 2021 | 4:00 PM

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

Chairperson Present:

Phil Neelley

Commissioners Present:

Nathan Dempsey, Cal Koontz, Dan Doss, and Gina Dill

Commissioners Absent:

Patrick Abu

Staff Present:

Calvin Manuel, Community Development Director, Administrative Assistant Jessie Redfearn, and Planning and Permit Technician David Lauteren

Visitors Present:

Dharla Wall

Item A – Call to order.

Chair ^{Neelley}~~Doss~~ called the meeting to order at 4:03 PM.

Item B – Discuss, consider, and possible action on the approval of the minutes from the April 13, 2021 Planning and Zoning Commission meeting.

Commissioner Koontz made a motion to approve the minutes as presented. Commissioner Dempsey seconded the motion. All present voted AYE. The motion carried unanimously.

Item C. Public hearing on an ordinance of the City of Gainesville, Texas amending Appendix A: Zoning, Article III: Use of Land or Premise, Section 3.3 Special Use Permit, Table 3.03.03D [Conditions for Short Term Rentals Not Occupied By Owner, Owner Lives Further than One Mile from STR] to include conditions for SF-1, Single-Family Residential One Zoning District and SF-2, Single Family Residential Two Zoning District.

Chair Neelley opened the public hearing at 4:05 p.m.

Dharla Wall represented her variance request asking if the one mile radius would be changed. She lives 7.4 miles from the STR. She stated that she put in a lot of work and effort into the property to make sure the property was code compliant with the city.

Commissioner Dempsey made a motion to close the public hearing. The motion was seconded by Commissioner Koontz. All present voted AYE. The motion carried unanimously.

The public hearing was closed at 4:08 pm.

Item D- Discuss, consider, and possible action on an ordinance of the City of Gainesville, Texas amending Appendix A: Zoning, Article III: Use of Land or Premise, Section 3.3 Special Use Permit, Table 3.03.03D [Conditions for Short Term Rentals Not Occupied By Owner, Owner Lives Further than One Mile from STR] to include conditions for SF-1, Single-Family Residential One Zoning District and SF-2, Single Family Residential Two Zoning District.

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CDD Calvin Manuel addressed the council for the special use permit. The amendment that would allow further distance for the owner to reside.

Commissioner Koontz wanted to make sure people did not live too far off. He also asked if this variance would be just for the owner Dharla Wall or to adjust the requirement entirely.

CDD Calvin Manuel stated that it would be an ordinance change, not just a variance for Dharla Wall.

Commissioner Dill made a suggestion to make the distance a little farther out.

Commissioner Phil Neeley wanted to state that one of the main reasons for the one mile distance cap from STR was to make sure there were no issues of parties, and does not see any value to have the mile cap removed.

Commissioner Koontz-wanted to advise his fellow Commissioners per the decision of acceptance or denial that this mile cap was also put in place to make sure the property was kept up in appearance.

Commissioner Gina Dill acknowledged that Dharla Wall spent a lot of money and effort to make the premises code compliant and then come to find that certain specifics were missed regarding the mile cap.

CDD Calvin Manuel stated that some regulations are missed even with the staff assisting the process.

Commissioner Neelley made a motion to accept the item as presented. Commissioner Dempsey seconded the motion for approval. All present voted AYE. The motion carried unanimously.

Item E- Discuss, consider, and possible action on a sign variance from the City of Gainesville Sign Ordinance with respect to the total sign surface area requirements for the upcoming Road Ranger Travel Center to be located at 3707 North Interstate 35, legally described as 9.85 plus or minus acres in the S. Smith Survey, Abstract Number 913. (PID #3371)

Commissioner Dempsey made a motion to deny the request. The motion was seconded by Commissioner Koontz. All present voted AYE. The motion carried unanimously.

The Planning and Zoning Commission stated the reason for denying the request is to be consistent with previous sign variance request and to support the current regulations in the City of Gainesville Code of Ordinances.

Item F- Discuss, consider, and possible action on a sign variance from the City of Gainesville Sign Ordinance with respect to the height requirements for pole signs for the upcoming Road Ranger Travel Center to be located at 3707 North Interstate 35, legally described as 9.85 plus or minus acres in the S. Smith Survey, Abstract Number 913. (PID #3371)

Chair Neelley made a motion to deny the sign variance request. The motion was seconded by Commissioner Dempsey. All present voted AYE. The motion carried unanimously.

The Planning and Zoning Commission stated the reason for denying the request was due to the lack of information provided to evaluate the request per the requirements for pole signs, and to re-enforce the regulations in the City of Gainesville Code of Ordinances.

Item G- Adjourn

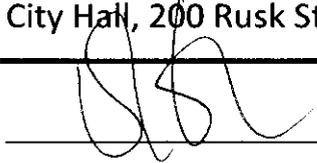
Commissioner Koontz made a motion to adjourn the meeting. Commissioner Dempsey seconded the motion. All present voted AYE. The motion carried unanimously. The meeting adjourned at 4:34 p.m.

Signature of Chairman:

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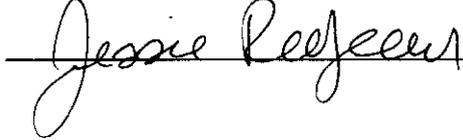
City Hall, 200 Rusk Street, Gainesville TX, Council Chambers



Date

6/8/21

Signature of Secretary:



Date

6/8/21

