



Planning and Zoning Commission Minutes

Tuesday, November 10, 2020 | 4:00 PM

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

Chairperson Present:	N/A
Commissioners Present:	Gina Dill, Nathan Dempsey, Dan Doss, Patrick Abu
Commissioners Absent:	Phil Neelley, Cal Koontz, and Chair Monden
Staff Present:	Community Development Director Calvin Manuel, Administrative Assistant Jessie Redfearn, and Planning and Permit Technician David Lauteren
Visitors Present:	Ben Hawkins, Lynn Huchton

Item A – Call to order.

Chair Monden was absent from the meeting. Commissioner Dempsey called the meeting to order at 4:02 PM. Commissioner Koontz, and Commissioner Neelley were absent from the meeting.

Item B – Discuss, consider, and possible action on the approval of the minutes from the October 13, 2020 Planning and Zoning Commission meeting.

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

Item C - Discuss, consider, and possible action on the partial vacation of a plat legally described as King Estates Addition, Lots 1 and 2, in the F.H. Stroud Survey, Abstract Number 951 in the City of Gainesville Extraterritorial Jurisdiction, Cooke County, Texas.

CDD Manuel presented the case on plat vacation.

Chair Dempsey asked if the applicant was present. The applicant was present.

Commissioner Dill asked CDD Manuel if he recommends the vacation of the plat

CDD Manuel recommended that the plat be vacated.

Commissioner Dempsey made a motion accept staff recommendation to vacate the plat. Commissioner Abu seconded the motion. All present voted AYE. The motion passed unanimously.

Item D - Hold a public hearing to receive comments regarding a request from Big Ellum Properties, LLC to rezone plus or minus 6.25 acres of land generally located on Justice Center Blvd. approximately 725 feet north of the northeast corner of Justice Center Blvd and W. US Highway 82, legally described as Sam Enderby Office Park Addition, Lots 16 through 28 in the W.C. Winters Survey, Abstract Number 1086, from Single Family Two District (SF-2) zoning district to Moderate Density Multifamily Residential District (MF-1).

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Commissioner Dempsey opened the public hearing at 4:07 p.m.

Commissioner Dempsey closed the public hearing at 4:08 p.m.

Item E - Discuss, consider, and possible action on a request from Big Ellum Properties, LLC to rezone plus or minus 6.25 acres of land generally located on Justice Center Blvd. approximately 725 feet north of the northeast corner of Justice Center Blvd and W. US Highway 82, legally described as Sam Enderby Office Park Addition, Lots 16 through 28 in the W.C. Winters Survey, Abstract Number 1086, from Single Family Two District (SF-2) zoning district to Moderate Density Multifamily Residential District (MF-1).

CDD Manuel presented the zoning with information regarding the surrounding properties previous cases brought before the Planning and Zoning Commission which makes this request consistent in use with the surrounding property.

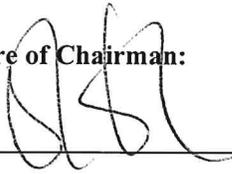
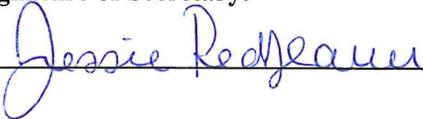
Commissioner Abu asked Manuel if the use would be consistent for the zoning

CDD Manuel stated that it is consistent with the surrounding zoning.

Commissioner Doss made a motion to approve. The motion was seconded by Commissioner Abu. All present voted AYE. The motion passed unanimously.

Item F – Adjourn.

The meeting adjourned at 4:11 p.m.

Signature of Chairman:Date 2/9/21**Signature of Secretary:**Date 2/9/21