



Planning and Zoning Commission Minutes

Tuesday, February 08, 2022 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Dan Doss, Larry Smith, Andrew Ploeger, and Gina Dill
Commissioners Absent:	Nathan Dempsey
Staff Present:	City Manager Barry Sullivan, Code officer Jennifer Ekstrand, Administrative Assistant Jessie Redfearn, and Planning and Permit Technician David Lauteren
Visitors Present:	Katie Brinkley, Ronda Perry, Roy & Renee Riviola, Audrey Schroyer.

Item A – Call to order.

Chair Neelley called the meeting to order at 4:00 PM.

Item B – DISCUSS, CONSIDER AND POSSIBLE ACTION ON THE APPROVAL OF NOVEMBER 9, 2021 PLANNING AND ZONING MINUTES.

Commissioner Smith made a motion to approve the November 9, 2021 minutes as Commissioner Doss seconded the motion. All present voted AYE. The motion carried unanimously.

Item C – PUBLIC HEARING ON AN ORDINANCE ESTABLISHING A BUILDING HEIGHT OVERLAY ZONE TO PERMIT BUILDING HEIGHTS OF 80 FEET AND APPURTENANCES OF 150 FEET IN HEIGHT ON PLUS OR MINUS 146.67 ACRES, LEGALLY DESCRIBED AS GATEWAY INDUSTRIAL PARK.

Meeting opened at 4:01. There were no representatives present for further information regarding this item. Closed at 4:02.

Item D- DISCUSS, CONSIDER AND POSSIBLE ACTION ON A ORDINANCE ESTABLISHING A BUILDING HEIGHT OVERLAY ZONE TO PERMIT BUILDING HEIGHTS OF 80 FEET AND APPURTENANCES OF 150 FEET IN HEIGHT ON PLUS OR MINUS 146.67 ACRES, LEGALLY DESCRIBED AS GATEWAY INDUSTRIAL PARK.

City Manager Sullivan spoke to the commission in reference to the height variance saying that it will help support the rail road and it would be in the benefit of future industrial businesses to have larger buildings to store their equipment. Due to different products that industries bring he would highly recommend the height overlay for buildings to 80 ft. and appurtenances, such as silos, to 150 ft. in height.

Commissioner Neelley approved to accept the motion

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Commissioner Doss seconded the motion for approval.

All said AYE and carried on unanimously.

Item E- DISCUSS, CONSIDER AND POSSIBLE ACTION ON A REQUEST TO PAINT A SIGN MURAL ON THE BUTTERFIELD STAGE BUILDING LOCATED AT 207 S. DENTON STREET, LEGALLY DESCRIBED AS BLOCK 4; LOT 7 AND PARTS OF 5,6 & 8; BUTTERFIELD STAGE, LINDSAY ADDITION.

The mural was presented to council by City manager Sullivan with Katie Brinkley (applicant) present for the meeting. Katie Brinkley stated it would be located on the newest addition side of the Butterfield stage.

Commissioner Dill made a motion to approve the mural and was seconded by Commissioner Smith the vote carried out unanimously.

ITEM F- ADJOURN

The Planning and Zoning meeting was adjourned at 4:09 PM

CAPITAL IMPACT ADVISORY COMMITTEE ACTION ITEMS

ITEM A. ROLL CALL/ CALL TO ORDER

Capital Impact Advisory meeting opened up at 4:09 PM

ITEM B. DISCUSS, CONSIDER AND POSSIBLE ACTION ON APPROVING THE SEMI-ANNUAL REPORT ON THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN AND IMPACT FEES.

City Manager Sullivan addressed the committee for the semiannual report regarding the impact fees. At the time of the meeting no payments had been taken. City manager Sullivan informed committee that future development will be paying impact fees. City manager Sullivan also stated that it does help to support the capacity that would need to be increased for sewer.

City manager Sullivan asked the committee if they agreed to keep moving forward with what is in place at this time.

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Committee members Neelley and Ploeger clarified with city manager Sullivan that no impact fees had been take at that time. City manager Sullivan reiterated that none had been taken in the past six months.

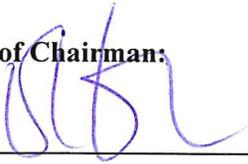
City manager Sullivan informed the council that possibly in five more years would need to have road way impact however are not quite there as of yet.

The motion was approved by Committee member Neelley to approving the semi-annual report as is and seconded by Committee member Ploeger. The vote carried out unanimously.

Meeting Adjourned at 4:19 PM.

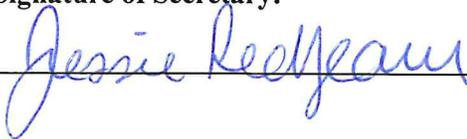
Currently, any buildings on newly platted property would be charged impact fees beginning of July 22, 2022 all new construction commercial and residential building permits will see the impact fees.

Signature of Chairman:



Date 5/10/22

Signature of Secretary:



Date 5/10/22