



Planning and Zoning Commission Minutes

Tuesday, July 11, 2023 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Nathan Dempsey, Chad Sieger, Larry Smith and Dan Doss
Commissioners Absent:	Lee Russell
Staff Present:	Barry Sullivan, City Manager; Susan Raabe, Community Development Administrative Assistant; and Javonna Cannon, Planning and Permit Technician.
Visitors Present:	Timothy Pembroke, Mack Mattke, Jaylen Reed, Larry Classen, Jess S. Cason, Bernice Cason, Terry Waddell, Dennis Waddell, Jennifer Salinas, Jerry Meece, Kurt McClurg, Byron Cowling, Barbara Cowling, Mike Compton, R.D. Luthi, Teresa Rodriguez, Myron Dornic, Michael Blank, Teresa Blank, Connie Lancaster, John Lancaster, Lisa Vestal, Lawrence Wende, Marg Dollar, Deanna McNeill, Suzanne Canon, Tiffany Kroeger, Tommy Moore, David Hardin, Tiffani Norman, Landon Darwin, Cassidy Westover, Misty Schmitz, Brandi McLean.

ITEM 1 – Call to order.

Chairman Phil Neelley called the meeting to order at 4:00 p.m.

ITEM 2 – Consideration of and action on the approval of the minutes from the June 13, 2023 Planning and Zoning Commission meeting.

Commissioner Larry Smith moved to accept the minutes as presented by staff. Commissioner Dan Doss seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 3 – A public hearing to take comments on a request to rezone plus or minus 211.367 acres out of the A.C.C. Bailey Survey; Abstract 0440; Cooke County Appraisal District Property ID Number (PID) 3136; generally located near the Intersection of FM 678 and FM 3092, commonly known as Radio Hill Road; from the current Single-Family 2 (SF-2) Zoning District to a Planned Development (PD) Zoning District.

Chairman Neelley opened the public hearing at 4:01 p.m.

The City Manager, Barry Sullivan, addressed the commission regarding staff recommendations. He explained that the proposed re-zoning change from Single Family 2 (SF-2) to a Planned Development falls within the City Gainesville guidelines and staff recommends approval.



Chairman Neelley closed the public hearing at 4:21 p.m.

ITEM 4 – Consideration of and recommendation on a request to rezone plus or minus 211.367 acres out of the A.C.C. Bailey Survey; Abstract 0440; Cooke County Appraisal District Property ID Number (PID) 3136; generally located near the Intersection of FM 678 and FM 3092, commonly known as Radio Hill Road; from the current Single-Family 2 (SF-2) Zoning District to a Planned Development (PD) Zoning District

Commissioner Doss moved to recommend approval of the Planned Development Zoning for a Planned Development, which complies with the presented development standards and subdivision layout. Commissioner Nathan Dempsey seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 5 – Consideration of and recommendation on a request for a preliminary plat of 842 lots located at Liberty Pointe Addition; being plus or minus 211.367 acres out of the A.C.C. Bailey Survey; Abstract 0440; Cooke County Appraisal District Property ID Number 3136; Generally located near the Intersection of FM 678 and FM 3092, commonly known as Radio Hill Road; within the City of Gainesville, Cooke County, Texas.

Chairman Neelley moved to recommend approval of the preliminary plat as presented. The motion was seconded by Commissioner Doss and carried by a vote of 4 Ayes, 1 Nay, 0 Abstentions, 1 Absent, 1 Vacancy.

ITEM 6 – A public hearing to take comments on a request to rezone plus or minus 5.0315 acres out of the Clements I Addition; Block 4; Lot 1 W PT, Lot 2, Lot 1 NEC, Lot 1 W PT; Cooke County Appraisal District Property ID Numbers (PID) 14054, 3530, 1679, 1813; commonly known as 120 N Clements, 200 N Clements, 115 Ritchey, 1305 E California; from the current Single-Family 2 (SF-2) Zoning District to a Planned Development (PD) Zoning District; and Clements I Addition; Block 3 PT of; PID 10251; commonly known as 206 N Grand Avenue; from the current General Commercial (C-2) Loft Overlay Zoning District to a Planned Development (PD) Zoning District.

Chairman Neelley opened the public hearing at 4:26 p.m.

The City Manager, Barry Sullivan addressed the commission regarding staff recommendations. He explained that the proposed re-zoning change to planned development falls within the City Gainesville guidelines and staff recommends approval.

Chairman Neelley left the Planning and Zoning Meeting at 4:34 p.m. Acting Chairman Dan Doss presided.

Acting Chairman Doss closed the public hearing at 4:39 p.m.



ITEM 7 – Consideration of and recommendation on a request to rezone plus or minus 5.0315 acres out of the Clements I Addition; Block 4; Lot 1 W PT, Lot 2, Lot 1 NEC, Lot 1 W PT; Cooke County Appraisal District Property ID Numbers (PID) 14054, 3530, 1679, 1813; commonly known as 120 N Clements, 200 N Clements, 115 Ritchey, 1305 E California; from the current Single-Family 2 (SF-2) Zoning District to a Planned Development (PD) Zoning District; and Clements I Addition; Block 3 PT of; PID 10251; commonly known as 206 N Grand Avenue; from the current General Commercial (C-2) Loft Overlay Zoning District to a Planned Development (PD) Zoning District.

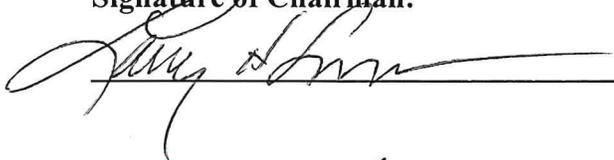
Commissioner Sieger made a motion to recommend approval of the rezoning request as presented. Commissioner Smith seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 8 – Adjourn

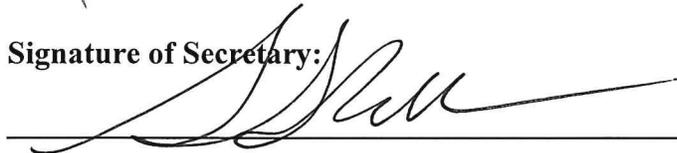
Commissioner Smith made a motion to adjourn the meeting. Commissioner Dempsey seconded the motion. All present voted AYE and the motion carried unanimously.

Acting Chairman Doss adjourned the meeting at 4:42 p.m.

Signature of Chairman:


_____ Date 9/12/23

Signature of Secretary:


_____ Date 9/12/23