



Planning and Zoning Commission Minutes

Tuesday, June 13, 2023 | 4:00 PM

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

Acting Chairperson Present:	Larry Smith
Commissioners Present:	Nathan Dempsey, Chad Sieger, and Lee Russell
Commissioners Absent:	Phil Neelley and Dan Doss
Staff Present:	Barry Sullivan, City Manager; Susan Raabe, Community Development Administrative Assistant; and Javonna Cannon, Planning and Permit Technician.
Visitors Present:	Ricky Wood, Jack Frost, Debbie Frost, Dale Terry, Housang Jahvani, Rheta Gilmer, Macey Ott, Wendy Ott, Danny Ott, Laurette Laster, Starla Terry, Kenny Marchant, Brandi Furhmann and David Jones.

ITEM 1 – Call to order.

Acting Chairman Larry Smith called the meeting to order at 4:10 p.m.

ITEM 2 – Swearing in of appointed officials by the City Secretary.

Cancelled due to Gina Dill not renewing her appointment as commissioner.

ITEM 3 – Consideration of and action on the approval of the minutes from the May 9, 2023 Planning and Zoning Commission meeting.

Chairman Russell moved to accept the minutes as presented by staff. Commissioner Dempsey seconded the motion. All present voted AYE and the motion carried unanimously

ITEM 4 – A public hearing to take comments on a request for a Special Use Permit (SUP) located in the Lindsay Addition, Lots 7-9, Block 5; commonly known as 311 S Denton Street, located in the Single Family Zoning District; to operate a short-term rental within the city limits of Gainesville, Cooke County, Texas.

Acting Chairman Larry Smith opened the public hearing at 4:12 p.m

The Community Development Administrative Assistant, Susan Raabe, reviewed the staff recommendations.

Acting Chairman Larry Smith closed the public hearing at 4:13 p.m.



ITEM 5 – Consideration of and recommendation on a request for a Special Use Permit (SUP) located in the Lindsay Addition, Lots 7-9, Block 5; commonly known as 311 S Denton Street, located in the Single-Family Zoning District; to operate a short-term rental within the city limits of Gainesville, Cooke County, Texas.

Commissioner Russell moved to accept the staff recommendations as presented. Commissioner Sieger seconded the motion. All present voted AYE and the motion carried unanimously

ITEM 6 – A public hearing to take comments on a request for a rezone of 11.55 acres located in the Gainesville Addition, Part of Block 130, Property Identification Numbers (PID) 1582 and 1583, commonly known as 1315 S Grand Avenue and 1327 S Grand Avenue; and the Clark Addition, Abstract 0232, PID(s) 8262 and 23268, commonly known as 823 Anthony Avenue and 1436 Rice Avenue; from the current Single-Family (SF-2) Zoning District to a Single-Family (SF-1) Zoning District.

Acting Chairman Larry Smith opened the public hearing at 4:15 p.m.

The Community Development Administrative Assistant, Susan Raabe, reviewed the staff recommendations.

Property Owner, Kenny Marchant, explained his intentions and purpose for changing the zoning from SF-2 to SF-1. Chairman Russell and Chairman Sieger asked staff if they showed discuss drainage and building plans, in which the City Manager replied that those topics are not to be considered when making a recommendation for a rezoning request. The City Manager stated that the discussion is about the differences in housing density between the two zoning districts.

The property owner proceeded to describe what he planned on building in the future. The visitors present expressed their concerns of increased housing density, flooding and traffic. Mr. Marchant was concerned about the level of opposition and withdrew his request to rezone the parcels in stated in the request.

Acting Chairman Larry Smith closed the public hearing at 5:02 p.m.

ITEM 7 – Consideration of and recommendation on a request for a rezone of 11.55 acres located in the Gainesville Addition, Part of Block 130, PID(s) 1582 and 1583, commonly known as 1315 S Grand Avenue and 1327 S Grand Avenue; and the Clark Addition, Abstract 0232, PID(s) 8262 and 23268, commonly known as 823 Anthony Avenue and 1436 Rice Avenue; from the current Single-Family (SF-2) Zoning District to a Single-Family (SF-1) Zoning District.

Cancelled due to the request being withdrawn.

ITEM 8 – Adjourn

Acting Chairman Larry Smith adjourned the meeting at 5:03 p.m.



Signature of Chairman:

[Handwritten signature]

Date 7-11-23

Signature of Secretary:

[Handwritten signature]

Date 7/11/23