



Planning and Zoning Commission Minutes

Tuesday, April 11, 2023 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Larry Smith, Dan Doss, Chad Sieger and Lee Russell
Commissioners Absent:	Gina Dill and Nathan Dempsey
Staff Present:	Mike Doughty, Community Development Director; Susan Raabe, Community Development Administrative Assistant; and Javonna Cannon, Planning & Permit Technician; Diana Alcala, City Secretary; Jennifer Ekstrand, Code Enforcement; David Lauteren, Code Enforcement.
Visitors Present:	Severino Vasquez and Debra Beavers

ITEM 1 – Call to order.

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

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

City Secretary, Diana Alcala swore in Chad Sieger, Lee Russell, Dan Doss, and Larry Smith.

ITEM 3 – Planning and Zoning training on plats.

City Manager, Barry Sullivan presented a training on plats to the Planning and Zoning Commission.

ITEM 4 – Discuss, consider, and possible action on the March 14, 2023 Planning and Zoning Commission Special-Called meeting minutes.

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

ITEM 5– A public hearing to take comments on a request to rezone 0.862 acres located at Sparks Addition, Lot(s) 9, 10, and 11, Block 26; and Prairie Addition, Lot(s) 7, 9, and 11, Block 1; Parcel ID(s) 8682, 8674, 8673, 19306; Commonly known as 1026 N Dixon, 1030 N Dixon and 1027 Moran, from the current Industrial (I) zoning district to a Multi-Family 1 (MF1) zoning district.

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

Mike Doughty, the Community Development Director, addressed staff recommendations to the Planning and Zoning Commission.

Mr. Vasquez answered a question from Commissioner Lee regarding number of units in the duplexes mentioned in the Letter of Intent.

Chairman Phil Neelley closed the public hearing at 4:23 p.m.



ITEM 6 – Consideration of and action on a request to rezone 0.862 acres located at Sparks Addition, Lot(s) 9, 10, and 11, Block 26; and Prairie Addition, Lot(s) 7, 9, and 11, Block 1; Parcel ID(s) 8682, 8674, 8673, 19306; Commonly known as 1026 N Dixon, 1030 N Dixon and 1027 Moran, from the current Industrial (I) zoning district to a Multi-Family 1 (MF1) zoning district.

Chairman Phil Neelley made a motion to recommend approval of the rezoning request. Commissioner Russell seconded the motion. All present voted AYE and the motion carried unanimously.

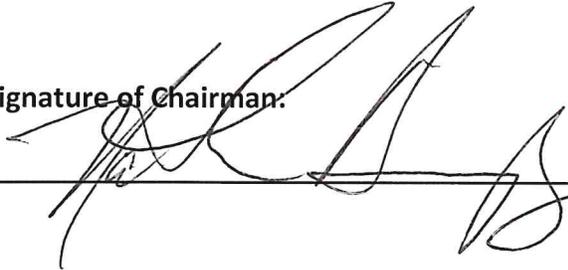
ITEM 7 – Consideration of and action on a request for a final plat of 6.30 acres of land located at the Hunt County School Land Survey, Abstract Number 440, Lot 20; commonly known as 3511 S IH-35; Property ID Number 320148.

Commissioner Smith made a motion to recommend approval of the final plat. Commissioner Sieger seconded the motion. All present voted AYE and the motion carried unanimously.

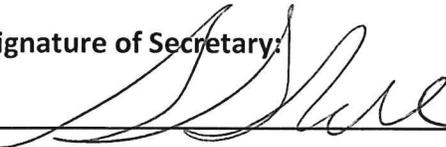
ITEM 7– Adjourn

Chairman Phil adjourned the meeting at 4:35 p.m.

Signature of Chairman:


_____ Date 5/9/23

Signature of Secretary:


_____ Date 5/9/23