



Planning and Zoning Commission Minutes

Tuesday, February 14, 2023 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Dan Doss, Gina Dill, Larry Smith, and Nathan Dempsey
Commissioners Absent:	Andrew Ploeger
Staff Present:	Mike Doughty, Community Development Director; Susan Raabe, Community Development Administrative Assistant; and Javonna Cannon, Planning & Permit Technician
Visitors Present:	Mike Stolle, Landon Darwin

ITEM 1 – Call to order.

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

ITEM 2 – Discuss, consider, and possible action on the December 13, 2022 Planning and Zoning Commission meeting minutes.

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

ITEM 3– Public hearing to take comments on a request to rezone .37 acres located at Sparks Addition; Block 20; Lot 1; Tract B, Parcel ID 20010, commonly known as 1128 N Commerce, from the current Industrial (I) zoning district to a Low Density Multi-Family (MF1) zoning district.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations.

Chairman Neelley opened the public hearing at 4:02 p.m.

No comments from the public.

Chairman Neelley closed the public hearing at 4:03 p.m.

ITEM 4 – Discussion and possible action on a rezoning request for .37 acres located at Sparks Addition; Block 20; Lot 1; Tract B, Parcel ID 20010, commonly known as 1128 N Commerce, from the current Industrial (I) zoning district to a Low Density Multi-Family (MF1) zoning district.

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



ITEM 5 – Public hearing to take comments on a request for a Special Use Permit to operate a short term rental property located at Gainesville Addition; Block 126; Tract 16; Parcel ID 9240 and commonly known as 1010 Locust.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations.

Chairman Neelley opened the public hearing at 4:04 p.m. No comments from the public.

Chairman Neelley closed the public hearing at 4:05 p.m.

ITEM 6 – Discussion and possible action on a request for a Special Use Permit to operate a short term rental property located at Gainesville Addition; Block 126; Tract 16; Parcel ID 9240 and commonly known as 1010 Locust.

Commissioner Dill made a motion to recommend approval of the Special Use permit. Larry Smith seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 7 – Discussion and possible action on a final plat for 1.755 acres of land located at Sparks Addition; Block 30; Lots 6-10; commonly known as 206 Thomas; 1509, 1503 and 1521 N Commerce; Property IDs 2357, 3925, 5656 and 31764.

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

ITEM 8 – Discussion and possible action on a final plat for 20.946 acres of land located in the A.C.C. Bailey Survey of Lots 16-28, Block 1; Lots 9-11, 12x, 13-20, Block3; Lots 6-27, Block 4; Lots 5-32, Block 5; Lots 1-16, Block 6; Lots 1-14, block 7; Abstract 44; Parcel ID 3136; on FM 3092, commonly known as Radio Hill Road.

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

ITEM 9 – Commission training, “How to Develop a Recommendation for Council” presented by the city manager, Barry Sullivan.

ITEM 10 – Adjourn

Chairman Neelley adjourned the meeting at 4:43 p.m.



Signature of Chairman:

Gena Dill Date 3-14-23

Signature of Secretary:

[Signature] Date 3/14/23